



Edmonton Alberta

\$280,000

Investor Alert - Under \$300K w/ Income + Development Upside! Opportunities like this are getting rare. This corner-lot bungalow with a double detached garage delivers immediate cash flow and serious future potential. \$1,200/month income with a solid tenant who wants to stay -- get paid from day one. Turn this into a high-performing asset: ? Separate entrance -- ideal for adding basement suite to boost rent income. ? flexible for multi-use or redevelopment (residential or commercial). Corner lot -- maximize future value Location sells itself: Minutes to Downtown, NAIT, transit & amenities -- consistent rental demand Buy it low. Add value. Watch it grow. This is the kind of property investors hold onto. Priced to move -- don't wait. Deals like this get snapped up (id:6769)

Bedroom 4 Measurements not available

Living room 12.8' x 11.2'

Kitchen 11.8' x 10.9'

Family room 11.3' x 10.9'

Primary Bedroom 10.0' x 8.5'

Bedroom 2 10.0' x 8.5'

Bedroom 3 10.0' x 8.6'

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

<http://www.fanyangteam.com/>



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