



## Edmonton Alberta

\$454,000

Investor's favour! A home with dual legal suites. Each suite includes 3 bedrooms and 2 full bathrooms, with master bedrooms featuring private ensuites. Enjoy a bright and welcoming main floor living room with serene views of Alberta Avenue Park and the playground—an ideal setting for families. The legal basement suite has a private entrance, providing flexibility and privacy. Additional highlights include 2 separate furnaces, a tankless water heater, and a rear parking pad with space for three vehicles. A perfect opportunity for homeowners seeking a mortgage helper or investors looking to maximize rental income. The home is sold as it is. (id:6769)

Bedroom 4 2.51 m X 4.04 m

Bedroom 5 2.83 m X 3.13 m

Bedroom 6 2.59 m X 2.92 m

Living room 5.52 m X 4.37 m

Dining room Measurements not available

Kitchen 4.43 m X 2.58 m

Primary Bedroom 3.01 m X 3.76 m

Bedroom 2 4.12 m X 3.05 m

Bedroom 3 3.25 m X 3.05 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



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