



Edmonton Alberta

\$315,000

ALBERTA AVENUE ARTS DISTRICT, LEGAL BASEMENT SUITE -- Be in the heart of the action! This impeccably maintained home boasts an all-season established garden with raised beds to grow your own vegetables, a newer roof (2018), hot water tank (2020) and a high-efficiency furnace. The legal basement suite is an ideal mortgage helper or multigenerational family's solution. Steps from Alberta Avenue's festival hub, enjoy fireworks and live concerts from your front steps during Kaleido Family Arts Festival, Deep Freeze Winter Festival and Arts on the Ave. Additional rear parking and a single-car garage provide extra flexibility -- a vibrant, income-ready gem you won't want to miss (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Storage Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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KIC Realty

<https://jwrealtyanddevelopment.com/>



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