



Edmonton Alberta

\$464,900

This extensively renovated (2025) raised bungalow now features a legal basement suite, making it a cash-positive revenue property with no additional investment required. Recent upgrades include shingles (2024), living room and basement windows (2025), heated/insulated/oversized garage with 220v, stacked washers and dryers for each suite (2025). The main floor offers 3 bedrooms, 4pc bathroom, quartz counters, newer windows, and character touches like a sliding barn door and built-in shelving. The new legal basement suite has 2 large bedrooms and a den, bright living space with large windows, private front entrance, and private access to the laundry room. Additional highlights include topped-up attic insulation, plenty of storage and parking for each suite, and a low-maintenance, fully fenced yard with mature trees and paver stone landscaping. Located near Yellowhead and 50th St with quick access to downtown, Henday, and 75th St. Cash-positive, turnkey, attractive to tenants, low maintenance. It has it all! (id:6769)

Den 3.75 m X 2.17 m

Bedroom 4 3.65 m X 3.26 m

Bedroom 5 2.73 m X 3.75 m

Second Kitchen 3.13 m X 4.46 m

Laundry room 1.68 m X 2.26 m

Living room 5.36 m X 4.27 m

Dining room 2.88 m X 2.85 m

Kitchen 3.34 m X 5.01 m

Primary Bedroom 3.68 m X 3.61 m

Bedroom 2 3.9 m X 2.92 m

Bedroom 3 2.93 m X 3.11 m

Listing Presented By:



Originally Listed by:
The Good Real Estate Company



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net