



Edmonton Alberta

\$305,000

TURNKEY LEGALLY SUITED bungalow in northwest Edmonton offering FLEXIBILITY, CASH FLOW POTENTIAL, and a highly FUNCTIONAL layout for investors or homeowners alike. The bright main floor features a spacious living area, large kitchen with adjoining dining space, 2 bedrooms, and a full 4-piece bath. A dedicated rear mudroom adds everyday convenience while helping create separation between living spaces. The LEGAL basement suite offers its own comfortable and independent setup with a full kitchen, living area, bedroom, full bath, and access to shared laundry. Whether you're looking to OFFSET YOUR MORTGAGE, expand your investment portfolio, or accommodate extended family, this property delivers multiple options with strong long-term appeal. Situated on a generous lot with easy access to schools, shopping, transit, and major commuter routes, this is an excellent opportunity in a convenient northwest location. LIVE IN ONE SUITE & RENT THE OTHER -- or maximize revenue potential by renting both. (id:6769)

Bedroom 3 3.35 m X 3.13 m

Second Kitchen 3.54 m X 2.72 m

Recreation room 3.35 m X 4.08 m

Utility room 2.5 m X 3.63 m

Living room 3.55 m X 5.23 m

Dining room 2.17 m X 1.56 m

Kitchen 2.66 m X 2.31 m

Primary Bedroom 3.54 m X 3.55 m

Bedroom 2 3.72 m X 2.78 m

Mud room 3.38 m X 1.94 m

Listing Presented By:



Originally Listed by:
Exp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.