



## Edmonton Alberta

\$459,900

This legally suited, conveniently located home in the community of Wellington offers a fantastic opportunity for investors or savvy homeowners. This large corner lot (542m<sup>2</sup>) property features a refreshed main floor with updates throughout the spacious living room, dining area, and a well-appointed kitchen. 3 bedrooms, an electric fireplace and a modern 4-piece bathroom complete the main level. Downstairs, the separate legal suite with a private entrance offers excellent rental potential. The basement features 2 bedrooms, a large family room, second electric fireplace, and a full 4-piece bathroom, perfect for extended family, tenants, or Airbnb. Upgrades include newer shingles, main floor windows (2020) and recent interior renovations. The fully fenced yard includes a large concrete patio and a single detached garage, with ample street parking thanks to the corner lot. Whether you're expanding your portfolio or looking to offset your mortgage with rental income, this property checks all the boxes. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Royal LePage Arteam Realty



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