



Edmonton Alberta

\$365,000

INVESTORS! Welcome to this LEGAL BASEMENT SUITED HOME in the up and coming neighbourhood of Calder! Priced to sell, this will be gone before you know it. This 5 BEDROOM, 2 Bathroom home with a DOUBLE DETACHED OVERSIZED GARAGE features a 3 bed 1 bath man floor suite, & 2 bed 1 bath basement suite. It features NUMEROUS upgrades including newer shingles, newer windows, newer furnaces, new flooring, paint and trim, refreshed bathrooms. The list goes on! No big ticket items to be done, meaning you can move tenants in up and downstairs and have some great cashflow! Multigenerational living would be great on this as well. Walk up to the home and notice that the BASEMENT SUITE HAS ITS OWN EXTERNAL ENTRY! Ensuring that both up and downstairs both have 2 ways to enter and exit through the front and back door. Separately metered for electricity and 2 separate furnaces for separate heat control...it is set up as a true up/down duplex! Close to coffee shops and great access to the Yellowhead. Come take a look today! (id:6769)

Dining room 2.3 m X 2.74 m

Bedroom 4 3.33 m X 3.18 m

Bedroom 5 2.43 m X 3.05 m

Second Kitchen 3.42 m X 4.44 m

Living room 3.28 m X 5.37 m

Kitchen 3.52 m X 2.62 m

Primary Bedroom 3.27 m X 3.58 m

Bedroom 2 3.52 m x Measurements not available

Bedroom 3 3.33 m X 2.7 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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