



Edmonton Alberta

\$417,987

This property features two fully legal suites, making it a great investment opportunity. The upstairs suite has large windows, in the living room and dining area, which offers lots of natural light into the home. The upstairs has 3 spacious bedrooms, a kitchen with generous cabinet storage which leads out to the back yard or down to the laundry area. The lower legal suite has had a full paint and luxurious plank flooring installed throughout. You have, again, lots of cabinet space, large living area and 2 spacious bedrooms. There is a double detached garage. The current tenant has excellent credentials, have been long term tenants, and offer immediate and reliable rental income. Whether you are looking for an investment portfolio or to own a property with strong rental potential, this legal up/down home checks all the boxes. (id:6769)

Bedroom 4 4.10 x 3.09

Bedroom 5 3.89 x 4.34

Second Kitchen 4.10 x 2.58

Living room 3.67 x 7.20

Dining room 2.17 x 3.00

Kitchen 4.48 x 3.38

Primary Bedroom 3.69 x 4.62

Bedroom 2 2.79 x 4.00

Bedroom 3 2.77 x 2.79

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited



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.