



## Edmonton Alberta

\$479,900

VERY WELL MAINTAINED LEGAL SUITE - A BLOCK TO A SCHOOL, PLAYGROUND, BUS STOP, & COMMUNITY HALL! NEWER OVERSIZED double garage steps from the bus/a moment's drive to most major routes & businesses (127 ST, 137 AV, Superstore, Lucky 97, Skyview shopping & restaurants, St. Albert Trail & Yellowhead)! Upgrades & maintenance are FAR above avg, & total over 50K & include: updated elec, new plumbing stack, sewer line & back flow '21, roof and gutters '19, back steps redone '24, 50G HWT in '25, furnace is cleaned every 2 yrs & mechanically maintained as needed, washer/dryer in '23. Upstairs was painted in '21 & toilet replaced. Bsmt fridge '23 and 2026: vinyl plank in bsmt (no carpet in house) and it was painted w updated trim & new tub surround. Bsmt vent fan added when purchased. Owners have landscaping done every year & have a lawn mower for tenants. City sidewalk project done & seller already paid off, so no extra costs! Owners tracked/will share everything inc utilities. This investment is a no-brainer. (id:6769)

Bedroom 4 3.56 m x Measurements not available

Bedroom 5 3.54 m x Measurements not available

Second Kitchen 3.55 m x Measurements not available

Recreation room 3.53 m x Measurements not available

Utility room 3.51 m x Measurements not available

Living room 3.84 m x Measurements not available

Dining room 2.81 m x Measurements not available

Kitchen 3.84 m x Measurements not available

Primary Bedroom 3.71 m x Measurements not available

Bedroom 2 3.71 m x Measurements not available

Bedroom 3 3.09 m x Measurements not available

Listing Presented By:



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Lux Real Estate Inc

<http://www.angelatassone.com/>



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