



## Edmonton Alberta

\$499,900

INCREDIBLE 5 bedroom 4 bathroom LEGAL suited bungalow in Wellington! This house was completely renovated in 2020, including roof, windows, full interior renovation featuring all new granite countertops, laminate flooring, resilient channel SOUND PROOFING, separate entrances and separate laundry! 1344 square foot main floor suite has huge living room and kitchen, laundry room, 3 bedrooms plus 2 full 4 piece bath including ensuite in the primary bedroom! 1169 square foot lower level suite features 2 beds plus 2 full 4 piece bathrooms including ensuite in the primary bedroom! Proper mechanical room was built, complete with 2 furnaces, hot water tank, upgraded electrical and stacked laundry! Huge common back yard with double detached garage! This property is fully rented, generating \$3,720 gross rent, potentially making this a tremendous investment opportunity! (id:6769)

Family room 5.87 m X 3.53 m

Bedroom 4 4.12 m X 3.05 m

Bedroom 5 4.41 m X 3.32 m

Living room 5.23 m X 4.09 m

Dining room 2.53 m X 2.87 m

Kitchen 3.54 m X 2.9 m

Primary Bedroom 4.1 m X 3.26 m

Bedroom 2 3.46 m X 2.95 m

Bedroom 3 3.12 m X 2.72 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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