



## Edmonton Alberta

\$474,900

Welcome to this beautifully updated 6-bedroom, 2-bathroom legally suited home with an oversized single garage in Glengarry! This property boasts brand-new interior finishes, including modern flooring, new light fixtures, central air conditioning and a fully renovated kitchen with stainless steel appliances, quartz countertops, and subway tile backsplash. The home features a separate entrance to the basement suite, making it an excellent opportunity for rental income or multi-generational living. The spacious backyard is fully fenced and includes an oversized single garage with additional parking for an RV or trailer. Located directly across from Glengarry Park, this home offers easy access to walking trails, schools, public transit, and Northgate Mall. The rental incomes are \$1700 per month for the upper floor and \$1750 per month for the lower floor. Tenants pay electricity. Garage currently makes \$150 per month. Gas/Water are included in rents. (id:6769)

Den 3.18 m X 3.12 m

Second Kitchen 3.76 m X 2.74 m

Bedroom 5 2.44 m X 2.74 m

Bedroom 6 2.59 m X 3.66 m

Living room 5.51 m X 3.58 m

Dining room 2.06 m X 3.71 m

Kitchen 2.79 m X 3.71 m

Primary Bedroom 3.51 m X 3.18 m

Bedroom 2 3.25 m X 2.9 m

Bedroom 3 3.25 m X 2.52 m

Listing Presented By:



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