



## Edmonton Alberta

\$620,000

Exceptional turn-key investment opportunity! This fully renovated bungalow is designed for low-maintenance ownership and strong returns. Major upgrades include all new electrical, plumbing, windows, shingles, flooring, hot water tank, fixtures, and paint—ensuring long-term durability and minimal upkeep. The exterior impresses with Hardie board siding, stone planters, and stylish dark trim for lasting curb appeal. Inside, the bright open layout features luxury vinyl plank, fresh neutral tones, and a striking stone-surround fireplace. The kitchen is fully updated with premium appliances including an induction cooktop, built-in JenAir oven, pantry, and cozy dining nook. Excellent revenue property for investors or cozy home for large families! Investor Notes Property Financial Overview (Fully Leased) Asking Price: \$620,000 Gross Annual Rental Income: \$78,600 Gross Capitalization Rate: 12.58%. Net Operating Income (NOI): \$61,720 Net Capitalization Rate: 9.96% Projected Monthly NOI: \$5,143 (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Family room Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Second Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



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