



Edmonton Alberta

\$409,900

INVESTOR ALERT! LEGALLY SUITED BUNGALOW in a HIGH-DEMAND CENTRAL EDMONTON LOCATION. Positioned on a LARGE LOT with a SPACIOUS BACK YARD, this property offers excellent RENTAL APPEAL and FUTURE UPSIDE. The main floor features a bright living area, functional kitchen, dining space, 3 BEDROOMS and a full bath--ideal for stable, long-term tenants. The LEGAL BASEMENT SUITE includes a SEPARATE ENTRANCE, full kitchen, rec space, 3 ADDITIONAL BEDROOMS, and its own bath--perfect for maximizing CASH FLOW. Located near major transit routes, shopping, schools, and quick access to DOWNTOWN, NAIT, and the YELLOWHEAD, this is a PRIME RENTAL AREA with consistent tenant demand. The large yard adds further appeal for families and potential future redevelopment. A TURNKEY INCOME PROPERTY with STRONG RENTAL POTENTIAL in a proven location! (id:6769)

Bedroom 4 3.33 m X 2.79 m

Bedroom 5 3.46 m X 3.28 m

Bedroom 6 2.82 m X 3.91 m

Second Kitchen 3.44 m X 3.3 m

Recreation room 4.95 m X 3.3 m

Utility room 4.64 m X 3.95 m

Living room 3.62 m X 5.84 m

Dining room 3.62 m X 1.87 m

Kitchen 3.89 m X 3.42 m

Primary Bedroom 3.38 m X 3.09 m

Bedroom 2 3.42 m X 3.4 m

Bedroom 3 2.52 m X 3.11 m

Listing Presented By:



Originally Listed by:
Exp Realty



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