



St. Albert Alberta

\$324,900

NO CONDO FEES!! RENTAL INCOME potential with LEGAL BSMT SUITE. ATTENTION SENIORS, INVESTORS, FIRST TIME HOME BUYERS. AMAZING BUNGALOW, HALF DUPLEX IN ST. ALBERT WITH LEGAL BASEMENT SUITE! Don't miss this rare opportunity to buy in one of St. Albert's most cherished communities - Forest Lawn - on a quiet crescent. Live upstairs and rent out the beautifully, newly renovated legal basement suite! Three bedrooms and 1.5 bathrooms upstairs WITH a full, one bedroom suite with 4 piece bathroom in basement. Main bath has quartz countertops. Newer triple pane windows, updated kitchen with maple cabinets and stainless steel appliances, newer gorgeous vinyl floors. BASEMENT NEWLY RENOVATED with income potential. Many more upgrades! MORTGAGE HELPER! INCOME EARNING. Washer, dryer, fridge, stove - only 1 yr. old! New weeping tile installed along portions of 2 foundation walls, together w. new parging and improved grading. Private yard w. 2 sheds, garden and raspberry bushes. (id:6769)

Den 2.32 m X 2.6 m

Bedroom 4 3.45 m X 4.03 m

Laundry room 4.79 m X 3.37 m

Storage 1.73 m X 2.3 m

Laundry room 2.78 m X 1.28 m

Utility room 1.91 m X 1 m

Living room 4.24 m X 3.72 m

Dining room 3.42 m X 2.41 m

Kitchen 3.54 m X 3.68 m

Primary Bedroom 3.49 m X 3.4 m

Bedroom 2 3.5 m X 2.44 m

Bedroom 3 3.37 m X 3.37 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.sharonryan.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.