



## Edmonton Alberta

\$445,000

Investor alert! This corner-lot property in Cumberland offers serious value with a 1 bed + den legal suite previously rented at \$1,500/month--covering over half your mortgage with just 5% down. Located steps from Cumberland Park and close to major bus routes, plus minutes to 137 Ave & 97 St with access to shopping, restaurants, gyms, and more. The main level features vaulted ceilings, stainless steel appliances, and an open layout with plenty windows for natural light lovers! Upstairs offers 2 bedrooms, a den (ideal walk-in closet) & laundry. This is not your avg basement suite. The suites main living & kitchen area are on grade level & flooded w/sunlight. Enjoy a private yard with a freshly painted deck, RV parking, and a rough-in for a hot tub. Plus--a heated triple garage with tall overhead doors & 220V rough-in. Some areas are freshly painted & the home was professionally cleaned pre-list. Roof was done in Summer 2024, & furnace, A/C, and hot water on demand from fall 2018. Live in, rent out--or both! (id:6769)

Bedroom 3 3.79 m X 3.13 m

Laundry room 1.53 m X 2.07 m

Family room 6.38 m X 5.78 m

Second Kitchen 3.14 m X 2.36 m

Living room 3.94 m X 4.22 m

Dining room 3.22 m X 3.84 m

Kitchen 3.51 m X 3.19 m

Den 2.3 m X 2.21 m

Primary Bedroom 3.34 m X 4.05 m

Bedroom 2 3.5 m X 2.81 m

Listing Presented By:



Originally Listed by:  
Sable Realty



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