



## Edmonton Alberta

\$474,900

TURNKEY LEGAL SUITE CASHFLOW MACHINE! This incredible revenue property features a 3-bedroom main floor plus a fully LEGAL 3-bedroom secondary suite -- professionally rebuilt to code, inspected, certified, and fully compliant with the City of Edmonton. Virtually everything is BRAND NEW: roof, windows, plumbing, electrical, furnace, hot water tank, kitchens, flooring, paint, appliances, soundproof insulation, and separate in-suite laundry for both upper and lower levels. Designed for investors or savvy homeowners looking to offset their mortgage with serious income potential. Modern finishes, exceptional workmanship, and unbeatable functionality throughout. This is the definition of worry-free investing -- a true 10/10 property that shows beautifully and performs even better! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.vincefiacco.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.