



## Edmonton Alberta

\$494,900

**INVESTOR ALERT!** Exceptional legally suited home in desirable Glenwood--perfect for strong cash flow or live-in owner with mortgage helper! The bright main floor offers an open-concept layout with crisp white cabinetry and appliances, corner pantry, spacious living area, 3 bedrooms, and convenient stackable laundry. The fully finished LEGAL basement suite features its own kitchen with white cabinetry and a mix of white/stainless appliances, corner pantry, separate living space, 4th bedroom, full bath, and second laundry--ideal for tenant privacy. Outside you'll find a fully fenced yard and cement parking pad for off-street parking. Excellent access to downtown, major routes, schools, shopping, and public transit. A turnkey investment opportunity in a prime west-end location! **DON'T MISS OUT!!** (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Utility room 3.92 m X 3.33 m

Living room 4.08 m X 3.68 m

Dining room 3.33 m X 2.24 m

Kitchen 3.96 m X 3.33 m

Primary Bedroom 4.42 m X 3.22 m

Bedroom 2 3.65 m X 2.82 m

Bedroom 3 2.76 m X 2.59 m

Listing Presented By:



Originally Listed by:  
Real Broker



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