



Edmonton Alberta

\$479,900

This charming bungalow with ONE BEDROOM + DEN LEGAL BASEMENT SUITE is tucked away on a quiet, tree-lined street and offers 1,032 sq ft of beautifully updated living space. The main floor features 3 spacious bedrooms, a modern 4-piece bathroom, a renovated kitchen, bright dining area, and a large living room with views of the lush front yard. The fully finished legal suite (permitted in 2018) has its own entrance, second kitchen, expansive living room, one bedroom, a den, and shared laundry. The suite offers excellent rental potential, estimated between \$1,295 and \$1,495 per month (plus utilities). Upgrades include windows (2018), shingles (2020), furnace (2018), SEWER LINE (2023), hot water tank, and electrical updates. Hardwood and ceramic flooring throughout main add both style and durability. Ideally located near Gordon Drynan Park and Youngstown School, this is a perfect opportunity for families or investors looking for a turnkey home with strong income potential. (id:6769)

Den 3.47 m X 3.28 m

Bedroom 4 3.12 m X 3.91 m

Second Kitchen 2.99 m X 5.64 m

Living room 3.43 m X 5.83 m

Dining room 2.06 m X 2.65 m

Kitchen 4.24 m X 5.39 m

Primary Bedroom 3.71 m X 3.23 m

Bedroom 2 2.78 m X 3.1 m

Bedroom 3 3.71 m X 2.64 m

Listing Presented By:



Originally Listed by:
Real Broker

https://linktr.ee/team_seitz



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