



Edmonton Alberta

\$614,900

INVESTOR ALERT! LEGALLY SUITED HOME in a FAMILY-FRIENDLY LOCATION close to schools, parks, shopping, and all major amenities. This property is ideal for investors or multi-generational living, offering STRONG RENTAL APPEAL with two fully self-contained units. The main suite features a bright, open-concept layout with spacious living, dining, and kitchen areas, plus 3 BEDROOMS including a large primary with ensuite and WALK-IN CLOSET. The LEGAL BASEMENT SUITE includes its own kitchen, living space, 2 BEDROOMS, FULL BATH, and SEPARATE LAUNDRY—maximizing flexibility and income potential. Each unit enjoys its own SINGLE ATTACHED GARAGE, a rare and valuable feature for tenants. The basement suite also has access to a PRIVATE OUTDOOR SPACE, adding to tenant appeal. Additional upgrades include conduit to the attic for FUTURE SOLAR, making this a forward-thinking investment. A TURNKEY OPPORTUNITY with excellent layout, income potential, and long-term upside! (id:6769)

Family room 3.84 m X 4.12 m

Bedroom 4 3.72 m X 4.12 m

Bedroom 5 3.02 m X 4.66 m

Second Kitchen 3.89 m X 3.14 m

Breakfast 3.89 m X 1.64 m

Mud room 3.81 m X 2.29 m

Utility room 2.32 m X 3.09 m

Living room 4.1 m X 5.3 m

Dining room 3.84 m X 4.21 m

Kitchen 5.3 m X 5.07 m

Bedroom 2 2.97 m X 3.63 m

Bedroom 3 3.28 m X 4.87 m

Primary Bedroom 5.69 m X 4.46 m

Listing Presented By:



Originally Listed by:
Exp Realty



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