



## Edmonton Alberta

\$730,000

Welcome to this fully finished home with a 1-bedroom legal basement suite, already generating \$1,250/month + 30% utilities with a pre-screened tenant in place, making this the perfect turnkey income-producing property. Located in the growing community of Marquis, this home is ideal for blue-collar professionals working in Fort Saskatchewan, or Sherwood Park, offering excellent access to major routes and industrial hubs. With no neighbours behind, enjoy added privacy and peaceful views. Making it a great fit for families as well. The main floor features a modern kitchen equipped with a gas stove, stainless steel appliances, and functional open-concept living. Additional upgrades include central A/C, gas BBQ outlet, gas garage heater, tankless water heater, and bedroom blackout shades for added comfort and efficiency. Move-in ready with built-in income potential! (id:6769)

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
LPT Realty

<https://sweetly.ca/sweetly-real-estate-listings>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.