



## Edmonton Alberta

\$475,000

Discover a prime investment opportunity in the vibrant community of Terwillegar Towne with this well appointed two-storey home, featuring 1,441 sq ft of living space, 4 bedrooms, and 3.5 baths. This inviting residence boasts a spacious kitchen with a large bay window and eating bar, an efficient main floor layout including laundry and a 2-piece bath, and an open-plan living and dining area. The upper level includes a primary suite with an ensuite and walk-in closet, while the basement offers additional living space with a recreation room, a computer nook/den, a fourth bedroom, and a full bath. The property also features an east-facing yard with a double detached garage and is conveniently located within walking distance to parks, schools, the Leger Bus Terminal, and a Recreation Centre. With tenants in place until 2025, it represents a unique investment with immediate return potential in a sought-after neighborhood. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room 4.22 m X 5.27 m

Dining room 2.16 m X 2.72 m

Kitchen 3.21 m X 3.62 m

Primary Bedroom 3.54 m X 4.25 m

Bedroom 2 3.15 m X 3.96 m

Bedroom 3 3.41 m X 3.16 m

Listing Presented By:



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