



Edmonton Alberta

\$569,000

Welcome to the desirable community of Glenriding! This beautifully maintained property features a 1-bedroom legal suite, offering outstanding rental revenue potential for savvy investors and owner-occupants alike. Hot summer days are a thing of the past with this home's central airconditioning. Live up, rent down or rent both units and maximize your monthly cash flow from day one. Glenriding is one of Edmonton's most sought-after south-side communities, and it's easy to see why. Step outside and enjoy scenic walking trails and a stunning pond right at your doorstep - a lifestyle perk that keeps quality tenants coming back. Commuters will love the unbeatable access to Ellerslie Road and Rabbit Hill Road, connecting you effortlessly to all corners of the city. Shopping, restaurants, top-rated schools, and transit are all just minutes away. Whether you're growing your real estate portfolio or looking to offset your mortgage with rental income, this property delivers on every front. (id:6769)

Bedroom 4 2.43 m X 3.39 m

Second Kitchen 2.8 m X 3.45 m

Living room 5.18 m X 4.32 m

Dining room 3.96 m X 3.27 m

Kitchen Measurements not available

Primary Bedroom 3.68 m X 4.53 m

Bedroom 2 2.52 m X 3.56 m

Bedroom 3 2.57 m X 3.56 m

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:
CIR Realty

<https://www.ellorealty.com/>



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