



Edmonton Alberta

\$539,900

EXCEPTIONAL INVESTMENT OPPORTUNITY featuring a fully finished LEGAL BASEMENT SUITE! Whether you're looking to generate rental income, offset your mortgage, or expand your investment portfolio, this home offers incredible versatility. This beautifully maintained home offers style, functionality, and income potential. The warm exterior tones create inviting curb appeal, while the bright main floor is filled with natural light. The kitchen features quartz countertops, a natural gas stove, and a spacious island perfect for entertaining. Upstairs, you'll find a bright bonus room and a thoughtfully designed layout that separates the owner's retreat from the two additional bedrooms for added privacy. The legal basement suite is accessed through a separate side entrance and includes its own in-suite laundry, making it ideal for rental income, multi-generational living, or mortgage support. A fantastic opportunity for homeowners and investors alike! (id:6769)

Bedroom 4 2.65 m X 2.85 m

Recreation room 2.74 m X 2.28 m

Second Kitchen 2.64 m X 3.78 m

Recreation room 2.74 m X 2.28 m

Living room 3.72 m X 3.72 m

Dining room 2.13 m X 3.72 m

Kitchen 2.71 m X 4.42 m

Family room 3.76 m X 3.22 m

Primary Bedroom 3.72 m X 3.47 m

Bedroom 2 2.86 m X 3.8 m

Bedroom 3 2.88 m X 3.8 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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.