



Edmonton Alberta

\$485,000

The facts are: Basement suite is not legal. This 3 bedroom home with one basement bedroom. The entire home is currently leased out until July 1, 2027. The currently monthly income is \$3,000 plus tenants pay for utilities. There is a second kitchen in the fully finished basement. Shared washer and new dryer in basement. One year old tin roof on home and 1 year old shingles on garage. Some windows approximately 7 years old. Main floor Kitchen with ceramic tile. Total of 3 bathroom which includes 2 pce. ensuite. Newer furnace. New flooring in basement. Nice sized yard with big patio made of decorated pavers. Large double garage that appears to be insulated and has a heater. Extra large garage parking pad. Fenced. Central air conditioning. Super location on bus route, close to schools, major shopping and easy access to main tributary roads. Home in decent condition. (id:6769)

Bedroom 4 3.8 m X 3.7 m

Living room 5.9 m X 5 m

Dining room 3 m X 2.84 m

Kitchen 5.1 m X 2.9 m

Primary Bedroom 3.78 m X 3.47 m

Bedroom 2 3.46 m X 2.56 m

Bedroom 3 3.94 m X 3 m

Listing Presented By:



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