



## Edmonton Alberta

\$445,000

LEGAL SUITE! Investor alert--this upgraded 1,041 sq ft bungalow in a quiet Satoo cul-de-sac offers rare positive cash flow potential. With 4 bedrooms (3 up, 1 down) and 2 full baths, it's ideal for family or dual suite income. The main floor features a spacious living room with updated wood-burning fireplace, refreshed kitchen with new counters and hardware, large primary bedroom, and updated bathroom. The self-contained legal basement suite has rear entry, its own laundry, modern kitchen, electric heaters, durable finishes, and a large flexible living area with cold storage. Outside: single detached garage, shed, and a huge fenced yard with deck and gazebo--perfect for tenants or entertaining. Recent upgrades: vinyl plank flooring, paint (2024), and 60-gal hot water tank (2025). Turnkey and income-ready. (id:6769)

Family room 6.05 m X 3.79 m

Bedroom 4 3.36 m X 3.59 m

Second Kitchen 4.76 m X 4.3 m

Living room 6.88 m X 5.11 m

Kitchen 3.55 m X 3.54 m

Primary Bedroom 3.69 m X 3.89 m

Bedroom 2 2.97 m X 3.1 m

Bedroom 3 2.97 m X 3.07 m

Listing Presented By:



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