



Edmonton Alberta

\$540,000

Move-in ready or solid INVESTMENT OPPORTUNITY IN FULTON PLACE! This well-maintained property offers flexibility for homeowners and investors alike, complete with a LEGAL TWO BEDROOM BASEMENT SUITE. The main and lower levels are both bright and spacious. Improvements include many HIGH-EFFICIENCY WINDOWS, UPDATED INTERIOR & EXTERIOR DOORS, NEWER CABINETRY IN BOTH KITCHENS, NEWER SHINGLES, A 2019 HOT WATER TANK, and a NEWER GARAGE DOOR. The basement suite was renovated in 2017 and features egress windows, insulated separation between floors and drywalled ceilings. Outside, enjoy a LARGE FULLY FENCED YARD with ample parking at the rear and on the street. Live upstairs while generating rental income below, or lease both levels for a potential CASH-FLOW INVESTMENT. Ideally located with convenient access to Whyte Avenue, Downtown, major transit and an abundance of amenities. A turnkey opportunity in a highly sought-after location! (id:6769)

Second Kitchen 11'10" x 9'1"

Recreation room 13' x 12'8"

Bedroom 5 12' x 8'10"

Bedroom 6 10'2" x 5'10"

Living room 13'4" x 19'5"

Kitchen 11'6" x 15'10"

Primary Bedroom 11'8" x 10'6"

Bedroom 2 11'6" x 8'8"

Bedroom 3 9'1" x 10'6"

Listing Presented By:



Originally Listed by:
Professional Realty Group



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.