



## Edmonton Alberta

\$624,900

LEGAL SUITE BUNGALOW in the highly sought-after community of Parkallen! This beautifully updated bungalow offers 2100 SQ FT of total living space. Featuring a modern legal suite completed in 2019 making it ideal for investors or first-time buyers looking for mortgage assistance. The main floor, newly renovated in 2015 provides high end finishes, hardwood floors, stainless steel appliances, modern lighting and turnkey appeal throughout. Situated on a large 52'x143' fully fenced lot, this property offers plenty of outdoor space, mature trees, extra parking while still offering future backyard potential. The home also fronts onto a lovely green space. Major upgrades include shingles replaced in 2015, basement vinyl flooring in 2023 and recently painted on the main floor. Conveniently located near schools, parks, public transit, the University of Alberta, and countless amenities, this is a rare opportunity to own a versatile income-generating property in one of Edmonton's most desirable mature neighbourhoods. (id:6769)

Bedroom 3 3.41 m X 3.02 m

Bedroom 4 3.57 m X 3.32 m

Utility room 3.32 m X 2.13 m

Living room 4.97 m X 4.24 m

Dining room 3.26 m X 2.5 m

Kitchen 4.45 m X 3.72 m

Primary Bedroom 3.81 m X 3.75 m

Bedroom 2 3.29 m X 2.93 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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