



## Edmonton Alberta

\$250,000

Charming historic investment Property. One and a half story house built in 1914 and moved onto new foundation in 2004. Permitted for legal basement suite with separate entrance(2011) but suite currently does not have a kitchen due to a leak. Mortgage Helper, Cashflow Benefit! The Upstairs needs work and is not to code(cannot be legally be rented out! Live upstairs and rent out the basement suite or live in the suite while you reno the upstairs to your liking or to code! Large fenced yard, partially landscaped with fire pit, shed and room for a garden/play area. Decent size front yard for urban gardening or beautiful landscaping. Fort Road area is being revitalized! Property value may increase as area is developed! Fantastic opportunity for the handy person. (id:6769)

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.benitasellshomes.com/>

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net