



## Edmonton Alberta

\$549,900

In sought-after Avonmore, this fully renovated 3+1 -bedroom bungalow with LEGAL secondary suite offers style, comfort & cashflow potential! Turn-key for homeowners or investors. Main floor features a professionally designed kitchen that is the true heart of the home with gas stove/double oven (air fryer), wine fridge, 4-door fridge, panelled dishwasher, hidden toe-kick vents & custom storage. Open living/dining with built-ins, premium 15mm laminate w/cork underlay, new closet organizers, upgraded doors & stunning primary feature wall. Lower level has a legal suite with separate heating, kitchen (dishwasher), steam washer/dryer & soundproofing. Upgrades: new roof (house/garage), electrical service/panel/mast, hot water tank, attic insulation & more. Heated oversized double-car garage with workshop potential, mature apple tree & prime location near Ritchie Market, Whyte Ave, LRT, schools & shopping. Perfect primary home with mortgage helper or solid investment! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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