



## Edmonton Alberta

\$459,900

Smart money looks for properties that work this hard. This legal up and down bungalow in established Delwood offers two fully separate 3 bedroom, 1 bathroom suites, each with its own kitchen, in suite laundry, and private entrance. Live in one suite and let the other help carry your mortgage, or hold both for steady cash flow. The big ticket items are done, with furnace and hot water tank from 2015 and windows from 2004, so you focus on returns, not repairs. Out back sits an oversized double detached garage off the paved alley, plus extra parking on a large fenced and landscaped lot. You are minutes to transit, schools, shopping, and the community pool. Turnkey and well maintained, with a layout configured for genuine dual income. Investors and first time buyers ready to house hack will see the upside here. (id:6769)

Bedroom 4 4.26 m X 2.76 m

Bedroom 5 3.05 m X 3.64 m

Bedroom 6 2.97 m X 2.76 m

Second Kitchen Measurements not available

Utility room 3.18 m X 2.53 m

Living room 4.14 m X 6.36 m

Dining room 2.45 m X 3.77 m

Kitchen 3.17 m X 2.58 m

Primary Bedroom 3.54 m X 3.56 m

Bedroom 2 3.6 m X 2.57 m

Bedroom 3 3.37 m X 3.59 m

Listing Presented By:



Originally Listed by:  
Real Broker



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