



Edmonton Alberta

\$449,900

CORNER LOT with an 1,135 Sq.Ft RAISED Suited Bungalow *** 50 x 150 Lot *** RM (Medium Scale Residential) zoned which allows for multi-unit residential development ranging from approximately 4 to 8 storeys. This property features a legal Secondary Suite home that has an existing 3 bedroom Up & 3 Bedroom Down suite arrangement. Total Revenue between up & down totals \$3,525/Month. Property has various upgrades including TWO Brand New Furnaces (2025), Hot water Heater, Vinyl floors, Kitchen updates and a Water Proofed basement worth \$50,000 (2013). The property also has a Double Detached Garage & a Long term Upstairs tenant who caretakes the property. The zoning also allows for Daycare Services & other professional / commercial uses. This property maintains a Positive Cash flow & has a Coveted High Density Lot size & Zoning (id:6769)

Family room 3.56 m X 3.59 m

Bedroom 4 3.07 m X 2.48 m

Bedroom 5 3.07 m X 3 m

Bedroom 6 3.27 m X 2.88 m

Living room 7.05 m X 3.76 m

Kitchen 4.75 m X 4.62 m

Primary Bedroom 3.99 m X 3.1 m

Bedroom 2 3.01 m X 3.08 m

Bedroom 3 3.99 m X 3.1 m

Listing Presented By:



Originally Listed by:
Sterling Real Estate

<http://dustinrealestate.com/>



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