



## Edmonton Alberta

\$650,000

Access to Bonnie Doon is more affordable with a Secondary Suite. Visit the REALTOR(R)'s Website for More Info. This south side location puts culture first with restaurants & entertainment on Whyte Ave, near U of A's Campus St. Jean (Francophone), with access to Mill Creek Ravine & the LRT transit. This 2017-built 2-Storey infill is family-sized, with upstairs laundry, 3 bedrooms, a 4-piece ensuite bath & 4-piece main bath on the top floor. Gather & entertain with an open concept main floor-plan meant to flow to the outdoor entertainment area in the yard with a natural gas BBQ hookup on the deck. The 1 bedroom secondary suite with private entry has a full kitchen, full bathroom, its own laundry, and separate HVAC. Upgrades include quartz countertops, layered lighting, fireplace, & triple pane windows plus double garage. Whether you're a family looking to improve affordability with rental income, or an investor hunting for an asset that will limit vacancy & maximize ROI, the smart money is in South Edmonton. (id:6769)

Bedroom 4 4.35 m X 2.87 m

Second Kitchen 4.89 m X 3.28 m

Recreation room 5.82 m X 4.52 m

Living room 5.73 m X 4.32 m

Dining room 4.1 m X 3.1 m

Kitchen 5.98 m X 4.88 m

Primary Bedroom 4.03 m X 4.87 m

Bedroom 2 3.06 m X 3.72 m

Bedroom 3 3.25 m X 4.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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