



Edmonton Alberta

\$459,000

WELCOME TO THIS CASH-FLOWING LEGALLY SUITED BUNGALOW OFFERING OVER 1900 SQ FT OF DEVELOPED LIVING SPACE! The MAIN FLOOR features 3 BEDROOMS, including a PRIMARY WITH ITS OWN ENSUITE, plus an additional FULL 4PC BATH, a SPACIOUS LIVING ROOM, and a FUNCTIONAL DINING + KITCHEN LAYOUT—perfect for families or strong rental demand. The LEGAL BASEMENT SUITE includes 2 BEDROOMS, highlighted by a PRIMARY WITH FULL ENSUITE, PLUS ANOTHER 4PC BATH--A RARE 2 BATHROOM LOWER SUITE that significantly boosts RENTAL VALUE. With SEPARATE LIVING AREAS, GENEROUS ROOM SIZES, and a WELL-DESIGNED FLOORPLAN, this property is IDEAL for HOUSE HACKING, MULTI-GENERATIONAL LIVING, or INVESTORS SEEKING MAXIMUM RETURNS. Conveniently located near SCHOOLS, SHOPPING, TRANSIT, and MAJOR ROUTES--THIS IS A TURNKEY OPPORTUNITY! (id:6769)

Bedroom 4 3.11 m X 4.46 m

Bedroom 5 2.86 m X 4.46 m

Second Kitchen 2.85 m X 2.76 m

Breakfast 2.18 m X 1.7 m

Storage 1.06 m X 2.05 m

Utility room 3.03 m X 3.21 m

Living room 3.54 m X 4.03 m

Dining room 3.54 m X 3.09 m

Kitchen 3.19 m X 4.71 m

Primary Bedroom 3.24 m X 3.86 m

Bedroom 2 3.03 m X 3.6 m

Bedroom 3 2.52 m X 3.59 m

Listing Presented By:



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Exp Realty



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