



Edmonton Alberta

\$519,777

PRIME WEST EDMONTON INVESTMENT OPPORTUNITY in the desirable community of MEADOWLARK PARK! This LEGALLY SUITED FULL TENANTED BUNGALOW offers incredible flexibility for INVESTORS or homeowners looking to OFFSET THEIR MORTGAGE. With over 1,100 SQFT ABOVE GRADE plus a FULL BASEMENT SUITE, the property features TWO SELF-CONTAINED LIVING SPACES, each with their own kitchen, living areas, bedrooms, and bathrooms. The main floor offers a bright and functional layout with a spacious living room, dining area, kitchen, THREE BEDROOMS, and a 4PC BATH. The LEGAL BASEMENT SUITE includes its own kitchen, living and dining space, TWO BEDROOMS, 4PC BATH, and dedicated laundry. Situated on a MATURE LOT in one of west Edmonton's most convenient locations just minutes to WEST EDMONTON MALL, MEADOWLARK SHOPPING CENTRE, SCHOOLS, PARKS, FUTURE LRT, and major routes including WHITEMUD DRIVE and ANTHONY HENDAY. A fantastic opportunity to own an INCOME-GENERATING PROPERTY in a HIGH-DEMAND RENTAL AREA! (id:6769)

Bedroom 4 3.65 m X 3.94 m

Bedroom 5 4.05 m X 2.86 m

Second Kitchen 3.76 m X 3.72 m

Breakfast 3.61 m X 2.26 m

Laundry room 2.22 m X 2.17 m

Utility room 3.58 m X 2.38 m

Living room 3.65 m X 5.96 m

Dining room 2.88 m X 2.87 m

Kitchen 3.91 m X 3.72 m

Primary Bedroom 4.12 m X 3.59 m

Bedroom 2 3.2 m X 2.53 m

Bedroom 3 2.72 m X 3.58 m

Listing Presented By:



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Exp Realty



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