



Edmonton Alberta

\$499,900

INVESTMENT OPPORTUNITY IN BONNIE DOON. Located just a couple blocks away from the U of A's Campus Saint-Jean and Mill Creek Ravine. This property offers TWO LEGAL SUITES, a great investment OR help to subsidize your own mortgage. UPDATES INCLUDE: 95.5%. Hi-efficiency furnaces, newer appliances, upgraded electrical, plumbing fixtures, DURABLE LAMINATE FLOORING on MAIN and LOWER LEVELS. Shingles in 2017 on house & garage. Newer countertops & backsplash on main level kitchen & bath. Newer Kitchen the basement suite is beautiful. Raised Bungalow style offers LARGE BRIGHT BASEMENT WINDOWS, Roxul sound proofing between the upper & lower floors. The Backyard is SOUTH-FACING providing lots of sunshine. Enjoy the Delicious Apple Tree and the yard even comes with RV Parking, featuring a large swing gate from the Alley. The Single Garage is insulated, marking it a great place for storage or workshop. Great Location, Great Neighbour, a sound investment indeed! (id:6769)

Bedroom 3 3.38 m X 3.71 m

Bedroom 4 3.29 m X 3.01 m

Second Kitchen 2.6 m X 2.99 m

Utility room 3.65 m X 3.36 m

Living room 5.69 m X 3.42 m

Dining room 3.59 m X 3.07 m

Kitchen 3.77 m X 3.08 m

Primary Bedroom 3.59 m X 3.47 m

Bedroom 2 3.77 m X 2.84 m

Listing Presented By:



Originally Listed by:
Real Broker



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