



Edmonton Alberta

\$540,000

Exceptional investment opportunity with a LEGAL basement suite! This well-maintained, extensively renovated property is perfectly positioned for strong rental appeal, featuring separate laundry for each suite and a functional layout designed for privacy. The main floor offers a bright, open living room, designated dining area, updated kitchen, 3 spacious bedrooms, and a beautifully renovated full bathroom. The legal basement suite features an open-concept kitchen and living area, a generous bedroom with a walk-in closet and private ensuite, plus an additional half bathroom for added convenience. Outside, enjoy a large backyard, double detached garage, and extra parking on the garage pad. Ideally located directly across from Kings University and just minutes to shopping, transit, and everyday amenities, this is an excellent opportunity to add a turnkey income property to your portfolio or offset your mortgage with rental income. (id:6769)

Bedroom 4 11'4 x 10'8

Second Kitchen 11'7 x 11'4

Living room 12'11 x 19'7

Dining room 10'5 x 7'8

Kitchen 10'5 x 13'5

Primary Bedroom 12'11 x 10'

Bedroom 2 13' x 9'

Bedroom 3 10'5 x 8'7

Listing Presented By:



Originally Listed by:
Real Broker

<https://briannawagner.edmontonrealestatepro.ca/>



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