Edmonton Alberta

$525,000

Exceptional investment opportunity with a LEGAL basement suite! This well-maintained, extensively renovated property offers strong rental appeal with separate laundry for each suite. The bright main floor features a spacious living room, dining area, updated kitchen, 3 bedrooms & renovated 4-pc bath. The legal basement suite offers an open-concept kitchen & living area, large bedroom with walk-in closet & private ensuite, plus an additional half bath. Recent upgrades include a new hot water tank, fridge, oven, stackable washer/dryer & basement flooring (2025), plus a new garage man-door (Aug 2026). Outside, enjoy a large yard, double detached garage & extra parking pad. Ideally located directly across from The King's University and minutes to shopping, transit & amenities. A turnkey income property or a smart opportunity to 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

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