



## Edmonton Alberta

\$549,000

An incredible investment or mortgage-helper opportunity awaits in peaceful West Meadowlark Park! This massive, beautifully renovated bungalow features a bright, 4-bedroom, 2-bath upper level paired with a certified, income-generating 3-bedroom, 2-bath legal secondary suite downstairs. Move-in ready with modern finishes, it is a dream for investors seeking cash flow, multi-generational families, or buyers wanting tenants to pay the mortgage. The property ensures ultra-low operating costs and dual-zone comfort with high-end upgrades, including two high-efficiency Trane furnaces and a Navien tankless hot water system. Outside, massive parking accommodates up to 8 vehicles with an oversized 2-car detached garage, a 3-car rear pad, and 3 front spaces. Perfectly located, you are steps from daycares, parks, and schools like Jasper Place. Enjoy a bus stop right beside the house and quick access to the 170th Street corridor, Yellowhead Highway, and West Edmonton Mall. (id:6769)

Bedroom 5 7.57 m X 3 m

Second Kitchen 4.34 m X 4.04 m

Bedroom 6 3.21 m X 3.77 m

Additional bedroom 3.21 m X 3.69 m

Living room 4.17 m X 4.81 m

Dining room 3.1 m X 2.41 m

Kitchen 3.81 m X 5.12 m

Primary Bedroom 3.87 m X 3.3 m

Bedroom 2 3.39 m X 2.48 m

Bedroom 3 2.77 m X 2.76 m

Bedroom 4 2.77 m X 3.49 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central



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