



## Edmonton Alberta

\$454,800

OUTSTANDING OPPORTUNITY!! INVESTOR ALERT!! This great bungalow in Glengarry offers endless opportunity with a LEGAL 3-bedroom basement suite--six bedrooms in total! Whether you're looking for a revenue property or a smart way to offset your mortgage by living on one level and renting the other, this home delivers for you. Set on a large lot with an oversized double garage - ideal for vehicles, hobbies, or extra storage. There's plenty of room to enjoy living your best life here. Ideally located on a quiet street in a family-friendly community, you're within walking distance to schools, parks, major shopping, and public transit. With excellent walkability, strong rental potential, and room for future value growth, this is an outstanding investment opportunity to add to your portfolio or to start building equity. You don't want to miss this, your investment moment! (id:6769)

Bedroom 4 3.55 m X 2.82 m

Bedroom 5 3.63 m X 2.85 m

Second Kitchen 3.55 m X 2.87 m

Bedroom 6 3.61 m X 2.77 m

Living room 3.94 m X 4.81 m

Dining room 3.71 m X 2.22 m

Kitchen 3.7 m X 2.72 m

Primary Bedroom 3.64 m X 3.11 m

Bedroom 2 3.62 m X 2.59 m

Bedroom 3 2.95 m X 3.1 m

Listing Presented By:



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Coldwell Banker Mountain Central

<http://www.juliansells.com/>



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