



## Edmonton Alberta

\$350,000

LEGAL SUITE, GREAT POTENTIAL IN RITCHIE! Great possibilities to make this bungalow with attic loft offers your own in one Edmonton's most sought-after neighbourhoods. Full of potential with a legal suite as a rental or make it home until you build! The bright, open-concept main floor features an updated kitchen flowing into the living and dining areas, two cozy bedrooms, an updated full bath, and an attic loft space (ceilings are 5'1) perfect for extra storage or craft / office space. Downstairs, the legal one-bedroom basement suite is ideal for additional income. Set on a quiet, tree-lined street, the property also includes a fully fenced yard and oversized single detached garage. Updates include the legal suite (2011), furnace (2011), 100-amp electrical, vinyl windows, and shingles (2020). Needs some TLC. Just steps from local cafes, restaurants, Mill Creek Ravine, and Whyte Avenue. Welcome home! Some photos have furniture virtually added to see the potential. (id:6769)

Family room 2.88 m X 2.83 m

Bedroom 3 3.43 m X 3.05 m

Second Kitchen 2.77 m X 2.67 m

Living room 4.83 m X 3.66 m

Dining room Measurements not available

Kitchen 3.58 m X 3.66 m

Primary Bedroom 4.13 m X 2.26 m

Bedroom 2 4.14 m X 2.66 m

Loft 6.47 m X 0.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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