



Edmonton Alberta

\$564,900

Built in 2002, this Hazeldean income property stands apart from the typical older basement suite setup. With 3 bedrooms upstairs and a separate 2 bedroom lower suite, this home was purpose-built from day one as two fully self-contained suites, not a retrofitted basement conversion. Each suite has its own private entrance, furnace, hot water tank, laundry, and individually metered utilities, creating true independence between suites. The lower suite was comprehensively renovated in late 2024 with quartz countertops, luxury vinyl plank flooring, new appliances, fresh paint, and more. The roof was replaced in 2023. Currently generating \$3,200/month with room for future upside. Located on a quiet street with rear lane access just minutes from Mill Creek Ravine, schools, transit, shopping, and Whyte Avenue. Well-maintained newer-built investment opportunity in one of Edmonton's most sought-after mature neighborhoods. Some photos have been digitally enhanced. (id:6769)

Bedroom 4 3.36 m X 3.1 m
Bedroom 5 3.32 m X 3 m
Living room 4.52 m X 4.4 m
Dining room 4.61 m X 2.6 m

Kitchen 4.62 m X 3 m
Primary Bedroom 3.69 m X 3.2 m
Bedroom 2 3.68 m X 2.9 m
Bedroom 3 3.7 m X 2.7 m

Listing Presented By:



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