



## Edmonton Alberta

\$439,900

Prime investment opportunity in sought-after Ritchie! This well-maintained property offers a 636 sq ft main floor featuring 2 bedrooms and 1 full bath, plus a fully finished basement with a legal 1-bedroom, 1-bath suite - ideal for rental income, multigenerational living, or mortgage support. The bright main floor is efficiently designed with comfortable living space, functional kitchen layout, and two good-sized bedrooms. Downstairs, the self-contained legal suite includes a separate entrance, full kitchen, living area, bedroom, and bathroom -- turnkey and income-ready. Located in the heart of Ritchie, just steps from Edmonton's iconic "Happy Beer Street" (99 Street), you're walking distance to breweries, restaurants, cafes, Mill Creek Ravine trails, and minutes to Whyte Avenue and the University of Alberta. Excellent access to transit and major routes. Whether you're an investor, first-time buyer looking for revenue potential, or seeking flexible living options in a high-demand neighborhood. (id:6769)

Bedroom 3 3.04 x 2.51

Second Kitchen Measurements not available

Living room 4.09 x 4.02

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 2.86 x 2.98

Bedroom 2 2.86 x 2.46

Listing Presented By:



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Royal Lepage Arteam Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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