



Edmonton Alberta

\$1,795

This home features:

- o 3 bedrooms and 2.5 bathrooms
- o Upstairs bonus room
- o Primary bedroom has a walk-in closet and a full ensuite
- o Full kitchen with dishwasher and stainless steel appliances
- o Private, in-suite laundry
- o Large windows let in lots of natural light throughout main floor

Lease terms:

- o Rent is \$1795 and is payable via pre-authorized debit on the 1st of each month
- o Double Garage Pad in the back
- o No smoking
- o Up to 2 small pets are negotiable but require owner approval and will be subject to a \$50 monthly pet fee, per pet.
- o Available July 1st, 2026 for a 1 year lease
- o Utilities (water/sewer, gas, electricity, garbage) are shared with the basement suite tenant. You are responsible for 65% of the utility bill.
- o Tenant insurance is mandatory
- o Security deposit is equal to one month's rent and is required in full, upon approval
- o Applications will be processed by pulling a credit check and getting references from your current landlord and employer (id:6769)

Listing Presented By:



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<http://www.albertaruss.ca/>



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