



## Edmonton Alberta

\$1,495

Welcome to your 2 bedroom / 1 bathroom main floor unit with fully fenced yard. \*\*\*Property will be completely repainted. This home features:

- o 2 bedrooms (with large double closets) and 1 bathroom
- o Carpet in the bedrooms, laminate flooring throughout, and heated tile in the bathroom
- o Private, in-suite laundry
- o Massive pantry & stainless-steel appliances
- o Fully fenced backyard with deck and shed

Lease terms:

- o Rent is \$1495 and is payable via pre-authorized debit on the 1st of each month
- o No smoking
- o 2 small pets are negotiable with owner approval and subject to a monthly pet fee (\$25 per cat & \$50 per dog)
- o Utilities are split with the basement tenant and main suite is responsible for 65% of the bill
- o Available June 15th, 2026 for a 1 year lease
- o Tandem Driveway
- 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 (id:6769)

Listing Presented By:



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



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