



## Edmonton Alberta

\$419,000

WELCOME TO YOUR NEXT BEST INVESTMENT! This Legally Suited, BEAUTIFULLY RENOVATED home is in one of the best cashflowing areas of the city! Located in the community of Parkdale just minutes from downtown and the Royal Alex & Glenrose hospital, and right across the street from the Commonwealth Stadium, the ACCESS FOR ANYTHING AND EVERYTHING is right here. The flooring in both the main and basement suite have been updated to a SLEEK and DAMAGE RESILIENT Vinyl Plank. The cabinets in this home have been switched to a CRISP CLEAN WHITE while newer lighting fixtures have been installed to showcase a more MODERN AESTHETIC. Upstairs suite has 3 bedrooms and a living room while the basement has 2 bedrooms and a Recreation room, giving plenty of space to go around. Don't miss the chance to own this incredible property which surely won't last. (id:6769)

Primary Bedroom 4.86 m X 3.32 m

Bonus Room 3.21 m X 6.22 m

Bedroom 5 3.21 m X 3.54 m

Second Kitchen 3.97 m X 4.79 m

Laundry room 3.78 m X 2.52 m

Storage 1.42 m X 3.32 m

Utility room 1.71 m X 1.3 m

Living room 6.02 m X 3.65 m

Dining room 3.39 m X 2.8 m

Kitchen 4.17 m X 2.88 m

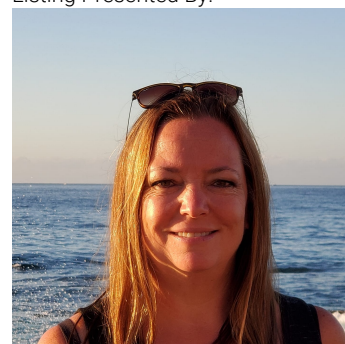
Bedroom 2 3.11 m X 3.08 m

Bedroom 3 3.39 m X 3.68 m

Bedroom 4 3.39 m X 2.69 m

Atrium 1.53 m X 3.04 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com