



Edmonton Alberta

\$369,000

INVESTOR ALERT!!!! Unique opportunity to own this piece of property with potential commercial conversion! (\$3500/mth income) 2 legal suites (renovation done through the Cornerstone Program, \$30K worth of renovations plus a rentable garage! The 2-bedroom at the back of the house has 2 finished levels and has the living room, kitchen and bathroom on the main floor with the bedrooms upstairs. The bachelor suite is in the front of the house and has a living room/bedroom, kitchen and bathroom. Many recent improvements/replacements: newer efficient furnace (Trane), newer hot water tank, plumbing, recently replaced sewer pipe, all windows replaced, newer shingles, all appliances Stainless Steel. Both suites have in-suite washer/dryer. It is minutes to downtown and amenities. GREAT INVESTMENT!! 33'x124' lot (id:6769)

Living room 3.76 m X 3.44 m
Dining room 2.17 m X 1.51 m
Kitchen 2.17 m X 2.61 m
Laundry room 3.1 m X 1.58 m

Second Kitchen 3.27 m X 1.59 m
Primary Bedroom 3.08 m X 3.06 m
Bedroom 2 2.75 m X 3.04 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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



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