



Edmonton Alberta

\$440,000

OUTSTANDING OPPORTUNITY!! INVESTOR ALERT!! This great bungalow in Glengarry offers endless opportunity with a City of Edmonton LEGAL 3-bedroom basement suite--six bedrooms in total! Whether you're looking for a revenue property or a smart way to offset your mortgage by living on one level and renting the other, this home delivers for you. Set on a large lot with an oversized double garage - ideal for vehicles, hobbies, or extra storage. There's plenty of room to enjoy living your best life here. Ideally located on a quiet street in a family-friendly community, you're within walking distance to schools, parks, major shopping, and public transit. With excellent walkability, strong rental potential, and room for future value growth, this is an outstanding investment opportunity to add to your portfolio or to start building equity. You don't want to miss this, your investment moment! (id:6769)

Bedroom 4 3.55 m X 2.82 m

Bedroom 5 3.63 m X 2.85 m

Second Kitchen 3.55 m X 2.87 m

Bedroom 6 3.61 m X 2.77 m

Living room 3.94 m X 4.81 m

Dining room 3.71 m X 2.22 m

Kitchen 3.7 m X 2.72 m

Primary Bedroom 3.64 m X 3.11 m

Bedroom 2 3.62 m X 2.59 m

Bedroom 3 2.95 m X 3.1 m

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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



RE/MAX River City

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

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.