



## 9422 75 ST Edmonton AB

\$398,998

This spacious bungalow offers over 1160 sqft. of living space a great opportunity for first time home buyer or investor. With 3 Bedrooms on the main floor and two additional bedrooms in the fully finished basement (Not a legal suite). Each floor boasts it's own kitchen and providing an ideal set up for a potential rental income. This property is conveniently located near shopping center's, the River Valley, schools and excellent transportation options. The SEPARATE ENTRANCE to the basement offers privacy for both levels and adds to the property's potential rental. Furnace (2021), Roof (2016) newer windows.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[aewaz@maxwellrealty.ca](mailto:aewaz@maxwellrealty.ca)



**RE/MAX River City**

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

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