



10757 74 Avenue Edmonton AB

\$554,900

LOCATION, LOCATION, LOCATION!!! QUEEN ALEXANDRA CHARMER !!! LEGAL SECOND SUITE!!! INVESTMENT OPPORTUNITY!!! MORTGAGE HELPER!!! GREAT PARKING!!! Backing directly on to Queen Alexandra Park's beautiful green space. Close to the University with GREAT access to public transportation & major roadways. Built by "Carriage Custom Homes" (1998 construction) This 1,113 Sq ft raised bungalow has over 2,200 sq ft of developed space on 2 levels, designed with a common front mudroom entrance where you go up to the main floor home or down to the common Laundry / Utility room & Secondary Suite. The main floor offers 3 bedrooms, 4 pc bath, kitchen and living room. The LEGAL basement suite offers 2 bedrooms, 4pc bath, kitchen & living room. Separate furnaces & hot water tanks for both levels with soundproofing between the floors for maximum comfort & privacy. Single car garage, large fenced yard, apple trees, back alley, Excellent Tenants that want to stay if possible. Live Up & Rent Down! Excellent Rental income!

Listing Presented By:



Originally Listed by:
Century 21 Leading

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