



## Edmonton Alberta

\$472,900

FULLY RENTED LEGAL SUITE BUNGALOW IN ROSSLYN! An excellent INVESTMENT OPPORTUNITY awaits with this well-maintained home featuring TWO SELF-CONTAINED SUITES. The main floor offers over 1,000 SQFT with 3 spacious bedrooms, a bright living room, a functional kitchen, dining area, full bath & separate laundry. Downstairs, the LEGAL BASEMENT SUITE includes its own kitchen, dining space, living room, 3 bedrooms, full bath, and it's own laundry--ideal for generating consistent RENTAL INCOME or MULTI-GENERATIONAL LIVING. Recent updates provide peace of mind, while the large lot offers potential for future value. Located on a quiet street in family-friendly Rosslyn, you're close to SCHOOLS, PARKS, shopping, and public transit with easy access to downtown and major routes. Whether you're a savvy INVESTOR looking for cash flow or a homeowner seeking mortgage help, this property delivers VALUE, VERSATILITY, and LOCATION all in one package! (id:6769)

Bedroom 4 3.08 m X 3.63 m

Bedroom 5 3 m X 3.64 m

Bedroom 6 3.07 m X 3.5 m

Second Kitchen 2.93 m X 3.76 m

Breakfast 1.8 m X 3.44 m

Utility room 2.73 m X 3.63 m

Living room 5.72 m X 3.73 m

Dining room 3.4 m X 1.87 m

Kitchen 3.11 m X 2.8 m

Primary Bedroom 4.19 m X 2.82 m

Bedroom 2 2.81 m X 4.81 m

Bedroom 3 2.53 m X 3.75 m

Listing Presented By:



Originally Listed by:  
Exp Realty

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