



Edmonton Alberta

\$474,900

INVESTOR ALERT! Welcome to this LEGALLY SUITED BUNGALOW on a LARGE CORNER LOT in a MATURE, HIGH-DEMAND CENTRAL LOCATION! This MOVE-IN READY / RENT-READY property offers excellent INCOME POTENTIAL with a well-maintained LEGAL BASEMENT SUITE currently occupied by GREAT TENANTS. The BRIGHT main floor features a NEWER KITCHEN, UPDATED FLOORING, and LARGE WINDOWS bringing in plenty of NATURAL LIGHT. Downstairs, the self-contained suite includes its own KITCHEN, and SPACIOUS LIVING AREA—perfect for reliable rental income. Outside, enjoy a STREET-FACING OVERSIZED DOUBLE GARAGE and a MASSIVE DRIVEWAY with parking for up to 4 VEHICLES. Major upgrade includes SEWER LINE REPLACED (2020). Located just MINUTES TO DOWNTOWN & WEST EDMONTON MALL with EASY ACCESS to YELLOWHEAD & WHITEMUD. WALKING DISTANCE to SHOPS, CAFES, GROCERIES & MCKINNON RAVINE, plus FUTURE LRT nearby. Fantastic HOLDING PROPERTY with FUTURE DEVELOPMENT POTENTIAL in a SAFE, COMMUNITY-FOCUSED NEIGHBOURHOOD! (id:6769)

Bedroom 3 3.04 m X 3.49 m

Bedroom 4 3.02 m X 3.61 m

Second Kitchen 2.67 m X 3.59 m

Recreation room 4.5 m X 3.59 m

Laundry room 2.25 m X 3.49 m

Utility room 2.31 m X 2.32 m

Living room 5.24 m X 4.03 m

Kitchen 4.23 m X 3.48 m

Primary Bedroom 3.7 m X 3.53 m

Bedroom 2 2.73 m X 3.04 m

Listing Presented By:



Originally Listed by:
Exp Realty

REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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