



## Edmonton Alberta

\$467,500

Great investment property- upgraded three bedroom bungalow in Allendale. Over 1000 sq ft home with a two bedroom basement inlaw suite. Upgrades include kitchen cupboards, granite tops in kitchen and bathroom, hardwood floors, interior doors, casings and baseboards. Side entrance leading to basement where there is a second kitchen and living room, 2 bedrooms and a 4 piece bathroom. 100 amp electrical, updated pipes in basement floor, insulation in attic, sump pump, new hot water tank and shingles on house, new fence in backyard. Nicely treed front and back yards, double garage. Great location only 10 minutes South of the University Hospital, University of Alberta, Whyte Ave and five minutes to Southgate shopping centre and the LRT station. (id:6769)

Bedroom 4 3.4 m X 3.4 m

Bedroom 5 3.5 m X 3.2 m

Second Kitchen 3.5 m X 2.5 m

Living room 5.2 m X 4.16 m

Dining room 3.2 m X 2.2 m

Kitchen 3.2 m X 2.4 m

Primary Bedroom 3.2 m X 3.1 m

Bedroom 2 3.2 m X 3 m

Bedroom 3 3.4 m X 2.8 m

Listing Presented By:



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