



Edmonton Alberta

\$464,900

Turn-key investment opportunity in sought-after Capilano! Ideally located just steps from the river valley trail system, parks, schools, shopping, transit, and only minutes to downtown. This well-maintained 1,125 sq. ft. bungalow offers great tenants already in place. The home features 3 bedrooms on the main floor plus a fully developed basement complete with a second kitchen, additional bedrooms, and separate living space. Recent updates include new basement egress windows and a dedicated main-floor washer/dryer setup to enhance privacy and convenience between levels. Situated on a spacious lot with a large backyard, this property also offers future potential for garage suite development (subject to city approval). Whether you're looking to expand your portfolio or secure a solid investment in a premier neighborhood, this property checks all the boxes. (id:6769)

Bedroom 4 2.9 m X 3.53 m

Bedroom 5 3.22 m X 3.59 m

Second Kitchen 3.24 m X 4.27 m

Living room 3.58 m X 5.68 m

Dining room 3.71 m X 2.53 m

Kitchen 3.58 m X 3.57 m

Primary Bedroom 3.62 m X 4.04 m

Bedroom 2 2.73 m X 2.81 m

Bedroom 3 4.44 m X 2.4 m

Laundry room 1.19 m X 1.18 m

Listing Presented By:



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