



## Edmonton Alberta

\$460,000

Excellent investment opportunity in sought-after McKernan, perfect for starting or expanding your portfolio!

This two-storey home features two primary bedrooms, each with its own 4-piece ensuite, plus convenient upper-level laundry. An enclosed foyer with coat closet welcomes you inside, leading to a cozy living room with gas fireplace. The spacious kitchen and dining area offer great functionality, complemented by a main-floor half bath. The fully finished basement with separate entrance offers excellent suite potential with two generous bedrooms featuring built-in desks and shelving, a second laundry with stacked washer and dryer, a large storage room, and mechanical area. Outside, enjoy a private fenced yard with deck, tandem parking for four vehicles, and an additional storage shed. With no condo fees and the option to purchase the neighbouring unit as well, this is a rare investment opportunity in a high-demand area. (id:6769)

Bedroom 3 3.33 m X 3.47 m

Bedroom 4 3.31 m X 3.47 m

Laundry room Measurements not available

Living room 5.44 m X 3.65 m

Dining room Measurements not available

Kitchen 4.65 m X 3.8 m

Primary Bedroom 3.79 m X 3.67 m

Bedroom 2 4.36 m X 4.49 m

Listing Presented By:



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