



## Edmonton Alberta

\$488,880

INVESTOR ALERT! 5 BEDROOM Bungalow in PARKALLEN WITH 3 BEDROOM LEGAL BASEMENT SUITE!

Newer windows, Furnace, HWT, Roof- Sitting on a 33'x130' lot, perfect for adding a garage suite in the back yard. The main floor has 2 Bedrooms, Full bath, spacious living room, hardwood floors, functional kitchen and full bathroom. The separate entrance to LEGAL BASEMENT suite has shared laundry and private entrance. The basement suite has new paint, flooring, updated washroom and kitchen. Perfect for young families, students or residents looking to be close to Whyte Ave, UofA and a short walk to the Parkallen Colombian coffee shop. Short The backyard is large, and has plenty of parking for tenants. Come check out this great property! (id:6769)

Dining room 1.8 m X 2.99 m

Bedroom 3 3.12 m X 3.22 m

Bedroom 4 2.79 m X 4.44 m

Bedroom 5 3.84 m X 3.23 m

Second Kitchen 1.67 m X 2.99 m

Laundry room 2.6 m X 1.82 m

Living room 4.01 m X 4.73 m

Kitchen 4.01 m X 3.08 m

Primary Bedroom 3.67 m X 3.43 m

Bedroom 2 3.67 m X 3.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX Elite**

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