



Edmonton Alberta

\$298,429

THIS CHARACTER PROPERTY WAS RENOVATED APPROX 6 YRS AGO INCLUDING ASPHALT ROOFING AND HAS GENERATED \$2500/MONTH CURRENTLY BUT WILL BE VACANT ON MAY 1ST/2026. A VERY BRIGHT HOME ON BOTH LEVELS WITH SEPARATE ENTRY TO LOWER LEVEL WITH FULL KITCHEN , BATHROOM AND ADDITIONAL TWO BEDROOMS. THIS IS A 1035 SQ FT HOME IN CENTRAL LOCATION ON QUIET ONE WAY STREET IN THE HEART OF LITTLE ITALY WITH RECENT LOCAL IMPROVEMENTS. A GOOD SIZED SINGLE INSULATED GARAGE FROM BACK ALLEY WITH TOTALLY FENCED FRONT & BACK YARD. THIS HOME CAN BE REVERTED BACK INTO A SINGLE FAMILY HOME WITH OVER 2000 SQ FT OF LIVING SPACE OR REVERTED BACK INTO A REVENUE PROPERTY WITH EXCELLENT REVENUE GENERATING POTENTIAL. THE OWNER IS WILLING TO LEAVE ALL THE MATTRESSES FOR BUYER WHO MAY WISH TO CONTINUE AS A REVENUE GENERATING PROPERTY RENTING OUT ROOMS OTHERWISE CAN HAVE THEM TAKEN AWAY. THE PHOTOS IN THIS LISTING WERE TAKEN AFTER THE RENNOVATIONS WERE DONE BEFORE THE TENANCY 4 YEARS AGO. NEW FRIDGE & HOT WATER TANK IN 2026. 3 SEPARATE ENTRANCES (id:6769)

Family room 3.27 m X 6.32 m

Bedroom 3 3.85 m X 3.59 m

Second Kitchen 3.82 m X 2.4 m

Living room 4.1 m X 5.94 m

Dining room 3.58 m X 3.01 m

Kitchen 3.45 m X 3.34 m

Primary Bedroom 3.73 m X 3.72 m

Bedroom 2 3.06 m X 3.5 m

Bedroom 4 3.26 m X 3.58 m

Listing Presented By:



Originally Listed by:
Grand Realty

<http://eva.realtor/>

REMAX Elite

REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.