



## Edmonton Alberta

\$439,900

52 ft x 140 ft Lot. Zoned RF3. Huge lot with breeze way and back alley access. Across to Westmount Mall. Excellent schools nearby. Bungalow with over 1,341 sf on main floor plus a 1,267 sf basement in-law suite with kitchen. 3+2 Bedroom, 2 full Baths. 2 Fridges, 2 Stoves, 2 Dishwasher, 2 Washers ( 1 new) and 2 Dryers. Vinyl windows and wide hallways. Excellent rental: main rents for \$1725/mo plus utilities and basement was \$1425/mo plus utilities. New furnace 2022, Hot water tank 2023. Sump pump 2019, additional attic foam insulation 2018. New vinyl plank flooring in kitchen and bathroom. Over sized detached garage. Long term excellent tenants would like to stay. Excellent investment property or first home. Close to all amenities and quick access to Downtown and Yellowhead. (id:6769)

Bedroom 4 4.53 m X 2.54 m

Bedroom 5 3.86 m X 3.61 m

Second Kitchen 4.96 m X 4.22 m

Recreation room 4.96 m X 4.31 m

Utility room 2.32 m X 2.92 m

Living room 4.93 m X 5.89 m

Dining room 2.66 m X 2.96 m

Kitchen 4.93 m X 4.2 m

Primary Bedroom 3.85 m X 3.72 m

Bedroom 2 3.56 m X 3.71 m

Bedroom 3 3.83 m X 2.78 m

Laundry room Measurements not available

Listing Presented By:



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