



# Edmonton Alberta

\$469,800

Welcome to a beautiful home & incredible opportunity - an easy way to get started with real estate investing! Extensively renovated w/a legal basement suite & amazing central location, this property blends style, function, family-friendly & income potential. Upstairs features a spacious open-concept layout with some original charm still intact, luxury vinyl plank flooring, renovated kitchen, upstairs laundry, 3 bedrooms & 1.5 baths. The legal basement suite will WOW you - bright, spacious & designed with 2 genuinely large bedrooms (yes, really!), chef's kitchen w/pantry. This is a space people actually want to rent. Major upgrades beyond just the cosmetic work: roof, furnaces, HWT, electrical & A/C. The location offers quick access to downtown, transit, bike lanes & major routes. Mature trees & greenery beside the home add privacy. Yard is landscaped & don't forget about the garage & RV parking. Located in Prince Rupert close to shopping, parks, NAIT, Kingsway & great local coffee shops! Don't miss out! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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RE/MAX Real Estate

<http://www.ryansellers.com/>



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