



## Edmonton Alberta

\$485,000

UNBEATABLE LOCATION!!! INCOME GENERATING! Welcome to your COMPLETELY RENOVATED 1061 sf bungalow w/FULLY PERMITTED LEGAL SUITE! This home is in great shape and ideally centered between NAIT, Kingsway Mall, & Royal Alex Hospital. The main level unoccupied and MOVE-IN READY! It features a spacious layout with grand windows overlooking a huge backyard, which flood light into the living room & modern kitchen. 2 big bedrooms & 1 full bath & laundry area complete the main floor. The lower level LEGAL SUITE is accessible from the PRIVATE SEPARATE ENTRANCE. There you'll find a comfy living area and updated SECOND KITCHEN, 2 MORE BEDROOMS, a den, full bath & convenient 2nd laundry set! There's ample parking with a single attached garage, long front drive & 4 MORE PARKING STALLS out back. Updates incl. roof, electrical, plumbing, sewer lines, appliances, sidewalks, new carpet, HE furnaces, & ON-DEMAND HWT! This home is perfectly set up for a large family or wise investor...or both! (id:6769)

Den 8'8" x 7'9"

Bedroom 3 12'5" x 10'11"

Bedroom 4 12'5" x 9'6"

Second Kitchen 12'10" x 10'9"

Utility room 7'5" x 4'4"

Living room 19'2" x 16'2"

Dining room 8'6" x 9'1"

Kitchen 13'4" x 13'5"

Primary Bedroom 13'4" x 12'4"

Bedroom 2 10'4" x 8'7"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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