



## Edmonton Alberta

\$499,900

Located on a quiet, tree-lined street directly across from a park and school fields, this spacious 5-bedroom raised bungalow offers outstanding rental potential. Situated on a large 7,344 sq ft (50' x 147') lot, it's just minutes from NAIT, Royal Alexandra Hospital, MacEwan University, Kingsway Mall, and downtown--ideal for attracting student or healthcare professional tenants. The main level features updated vinyl plank flooring, a bright west-facing living/dining area, a functional kitchen overlooking a fully fenced backyard, three bedrooms including a primary with 2-piece ensuite, and a 4-piece main bathroom. The fully finished basement includes a separate front entrance, large windows, a second kitchen, two additional bedrooms, and two 3-piece bathrooms--making it perfectly set up for a legal or in-law suite (buyer to verify city requirements). Key infrastructure upgrades include TWO furnaces and TWO electrical panels, offering true suite separation and flexibility. (id:6769)

Bedroom 4 12'2 x 12'5

Bedroom 5 12' x 10'5

Living room 18' x 15'2

Dining room 10' x 9'8

Kitchen 10' x 10'7

Primary Bedroom 12'8 x 13'4

Bedroom 2 8'7 x 14'5

Bedroom 3 12'6 x 11'5

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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