



11836 95 Street Edmonton AB

\$294,000

This home features a fully legal one-bedroom suite in the basement--perfect for rental income or multi-generational living. The main floor has 2 bedrooms and 1 full bath. Both the main floor unit and basement unit have newer appliances. The property boasts an oversized, heated garage with brand-new roofing and impressive 10-foot doors, offering both ample space and versatility for vehicles or a workshop setup as it was built to accommodate a lift. The house has been upgraded with all-new windows for improved energy efficiency, and the furnace was replaced in 2019, along with sewer line, back water valve, sump pump, eaves troughs, soffits with a hot water tank around 8 years old. Low-maintenance investment opportunity awaits you in this charming bungalow.

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