



## Edmonton Alberta

\$365,000

Excellent investment or live-with-income opportunity! This bungalow features a prime layout with 3 main-floor bedrooms, a large 4-piece bathroom, and a dining room. All kept comfortable with newer windows and Air Conditioning. The basement is perfectly set up with a separate-entrance, 1-bedroom in-law suite, offering significant rental income potential, plus an additional second bedroom for flexibility. You'll find plenty of storage throughout. The property includes a large, fully fenced, east-facing backyard ideal for relaxation, and a single detached garage accessible from the alley. Its convenient location near Yellowhead Trail, bus routes, and shopping enhances its appeal to tenants and homeowners alike. (id:6769)

Family room 4.32 m X 3.9 m

Bedroom 4 4.27 m X 2.72 m

Bedroom 5 2.85 m X 3.9 m

Second Kitchen 2.83 m X 3.25 m

Living room 4.38 m X 3.96 m

Dining room 2.67 m X 2.41 m

Kitchen 2.67 m X 3.44 m

Primary Bedroom 3.04 m X 3.5 m

Bedroom 2 2.79 m X 3.38 m

Bedroom 3 2.61 m X 3.05 m

Listing Presented By:



Originally Listed by:  
Greater Property Group

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