



## Edmonton Alberta

\$450,000

This fully renovated gem in Newton checks every box for savvy investors and families alike. The upper level features 3 generously sized bedrooms, offering ample space for a large family or strong rental appeal. The bright and functional living area flows into a modernized kitchen -- all updated with quality finishes that tenants and owners will love. The LEGAL 2-bedroom basement suite with its own private entrance and has been completely renovated, making it move-in ready for tenants from day one. Live up, rent down -- or rent both and maximize your returns. Outside, enjoy a large backyard with plenty of room to relax or entertain, plus a double detached garage -- a rare and highly sought-after feature that adds serious value and curb appeal. Quick access to Anthony Henday Drive and Yellowhead Trail, plus top-rated schools, shopping, and everyday amenities just minutes away. Strong rental demand, dual income potential, and a fully turn-key renovation make this an absolute must-see. (id:6769)

Den 4.53 m X 2.06 m

Bedroom 4 2.35 m X 4.17 m

Second Kitchen 3.89 m X 3.1 m

Laundry room 3.97 m X 4.29 m

Recreation room 4.53 m X 5.09 m

Utility room 3.93 m X 2.43 m

Living room 4.17 m X 6.36 m

Dining room 2.39 m X 1.86 m

Kitchen 4.61 m X 2.46 m

Primary Bedroom 3.43 m X 3.55 m

Bedroom 2 3.54 m X 3.55 m

Bedroom 3 3.53 m X 2.6 m

Listing Presented By:



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