



## Edmonton Alberta

\$524,900

Investor alert! Situated on a large 696 sq. meter corner lot zoned RS in the sought-after neighbourhood of Westmount, this property offers outstanding value and future potential. Featuring a legal basement suite, this home includes 3 bedrooms and 1 full bath on the main floor, plus 2 bedrooms and another full bath below—ideal for generating rental income or multi-generational living. Recent upgrades over the years add to the home's appeal, while the spacious layout ensures comfortable living on both levels. With ample parking along the street and a rear parking pad off the alley, tenants and guests will appreciate the convenience. Located just steps from public transit and close to downtown, shops, and schools, this is a prime opportunity to own in one of Edmonton's most desirable areas. Whether you're looking to expand your rental portfolio or create a beautiful infill development, this property checks all the boxes. (id:6769)

Bedroom 4 3.83 m X 3.88 m

Bedroom 5 3.44 m X 2.8 m

Recreation room 3.5 m X 3.79 m

Second Kitchen 3.32 m X 3.79 m

Living room 3.7 m X 5.07 m

Dining room 2.91 m X 3.33 m

Kitchen 3.11 m X 3.18 m

Primary Bedroom 3.5 m X 3.42 m

Bedroom 2 3.6 m X 2.86 m

Bedroom 3 2.65 m X 3.67 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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