



## Edmonton Alberta

\$375,000

Investor alert! This well-maintained raised bungalow with a legal basement suite and separate address is an excellent opportunity for generating steady rental income. The main floor features 3 good-sized bedrooms, a full bath, and bright living and dining areas that offer plenty of space. Downstairs, the basement suite has its own private entrance. Featuring a spacious living room, dining area, kitchen, 3 piece bath, PLUS 2 more bedrooms, and shared laundry. A double detached garage at the back adds even more value. Enormous fenced lot with rear alley access. Located in a quiet, safe neighborhood with easy access to schools, public transit, and amenities. Whether you're an investor looking to grow your portfolio or a homeowner seeking help with the mortgage, this up-down duplex offers flexibility, income potential, and long-term value. ALSO NEWER shingles, furnace and hot water tank. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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