

## Edmonton Alberta

\$369,000

INVESTOR ALERT!!!! Unique opportunity to own this piece of property with potential commercial conversion! (\$3500/mth income) 2 legal suites (renovation done through the Cornerstone Program, \$30K worth of renovations plus a rentable garage! The 2-bedroom at the back of the house has 2 finished levels and has the living room, kitchen and bathroom on the main floor with the bedrooms upstairs. The bachelor suite is in the front of the house and has a living room/bedroom, kitchen and bathroom. Many recent improvements/replacements: newer efficient furnace (Trane), newer hot water tank, plumbing, recently replaced sewer pipe, all windows replaced, newer shingles, all appliances Stainless Steel. Both suites have insuite washer/dryer. It is minutes to downtown and amenities. GREAT INVESTMENT!! (id:6769)

Living room 3.76 m X 3.44 m Dining room 2.17 m X 1.51 m Kitchen 2.17 m X 2.61 m Laundry room 3.1 m X 1.58 m

Second Kitchen  $3.27 \text{ m} \times 1.59 \text{ m}$ Primary Bedroom  $3.08 \text{ m} \times 3.06 \text{ m}$ Bedroom  $2.2.75 \text{ m} \times 3.04 \text{ m}$  Listing Presented By:



Originally Listed by: MaxWell Polaris

http://www.taschuk.ca/

## **RE/MAXELITE**

## RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca