



## Edmonton Alberta

\$337,600

Welcome to this LEGALLY SUITED bungalow in northwest Edmonton -- a fantastic opportunity for INVESTORS or homeowners looking to OFFSET THEIR MORTGAGE with rental income. The main floor offers a BRIGHT and FUNCTIONAL layout featuring a spacious living room, 2 bedrooms, a full 4-PIECE bath, dining area, and well-sized kitchen. A rear MUDROOM adds everyday practicality and separation from the lower level.

Downstairs, the LEGAL BASEMENT SUITE includes its own kitchen, living space, bedroom, full bath, and access to shared laundry -- creating a COMFORTABLE and INDEPENDENT setup for tenants. With SEPARATE LIVING AREAS and excellent suite functionality, this property is ideal for HOUSE HACKERS, TURNKEY INVESTORS, or MULTI-GENERATIONAL living. Situated on a generous lot with convenient access to transit, amenities, and commuter routes. LIVE UP & RENT DOWN -- or RENT BOTH for STRONG INCOME POTENTIAL. (id:6769)

Bedroom 3 3.35 m X 3.13 m

Second Kitchen 3.54 m X 2.72 m

Recreation room 3.35 m X 4.08 m

Utility room 2.5 m X 3.63 m

Living room 3.55 m X 5.23 m

Dining room 2.17 m X 1.56 m

Kitchen 2.66 m X 2.31 m

Primary Bedroom 3.54 m X 3.55 m

Bedroom 2 3.72 m X 2.78 m

Mud room 3.38 m X 1.94 m

Listing Presented By:



Originally Listed by:  
Exp Realty

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