



## Edmonton Alberta

\$389,900

A golden opportunity to own a bungalow of a big lot of about 7,300 sq ft with a legal basement suite with permits from the City of Edmonton. this is an investment/income property with a double detached garage and a separate entrance at the back to the basement for complete privacy. The current rent is \$2,400 per month for both suites with a potential to increase. Both upper and lower floors have three bedrooms, a fully equipped kitchen, a separate laundry room, a bath room, a decent living room and a dining room. The property has been insulated from top to bottom for enhanced noise suppression between the tenants. The front yard and back yard are fully fenced and landscaped with a tree house installed for fun in summer. The thoughtful layout the backyard allows both upper and lower tenants to separately enjoy the backyard environment. Close to all amenities such as schools, parks and Yellowhead Trail. (id:6769)

Second Kitchen Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom 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:



Originally Listed by:  
Century 21 Signature Realty

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**RE/MAX Elite**

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