



## 13226 39A Street Edmonton AB

\$319,900

Welcome home to this FULLY RENOVATED 1,289 sqft half-duplex located in the quiet community of Belmont. Upon entry, you will step into an inviting open concept living area with large bright bay windows. As you move towards the kitchen you will feel the warmth of heated tiles under your feet, and take in the beautiful modern farmhouse kitchen with granite countertops, crisp white subway tile, a large farmhouse sink, and newer stainless steel appliances. On the second floor you will be greeted by three spacious bedrooms and a 5 piece bathroom with a double vanity, while in the fully finished basement an entertainment center and mini bar await you. On a sunny day you can relax on the large privacy deck, or walk 5 minutes to Kennedale Ravine or one of the many nearby parks and playgrounds. \*\*INVESTOR SPECIAL - boasting no condo fees and clean, quiet tenants who are happy to stay, this turnkey property is cashflow positive and a perfect fit for anyone looking to capitalize on Alberta's booming rental market.

Listing Presented By:



Originally Listed by:  
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