



Edmonton Alberta

\$625,000

A SMART INVESTMENT in one of Edmonton's most SOUGHT-AFTER communities. This house offers the PERFECT BLEND of MODERN DESIGN, strong rental appeal, and exceptional accessibility. Thoughtfully designed with TWO SELF-CONTAINED SUITES, this property features a spacious 3-bed, 2.5-bath upper suite paired with a bright, LEGAL 1-BEDROOM BASEMENT SUITE, creating an ideal setup for INVESTORS OR HOMEOWNERS ALIKE. The main level welcomes you with clean, MODERN FINISHES and an open, LIGHT-FILLED LAYOUT that flows from the CONTEMPORARY KITCHEN to the dining and living areas, an INVITING SPACE tenants will love to call home. Upstairs, the primary suite with ENSUITE is complemented by TWO ADDITIONAL BEDROOMS, a full bathroom and LAUNDRY, offering comfortable, functional living for families. The LEGAL SECONDARY SUITE is bright and thoughtfully designed, featuring its own kitchen, living space, bedroom, and bathroom, PERFECT FOR ATTRACTING LONG-TERM TENANTS working in one of the city's STRONGEST EMPLOYMENT HUBS. (id:6769)

Bedroom 4 3.04 m X 3.49 m

Second Kitchen 3.41 m X 2.9 m

Recreation room 4.06 m X 3.69 m

Utility room 4.65 m X 2.8 m

Living room 4.78 m X 6.9 m

Dining room 3.13 m X 2.88 m

Kitchen 2.83 m X 3.68 m

Primary Bedroom 4.34 m X 3.72 m

Bedroom 2 2.75 m X 3.8 m

Bedroom 3 4.13 m X 2.86 m

Laundry room 2.74 m X 1.63 m

Listing Presented By:



Originally Listed by:
Professional Realty Group



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.