



Edmonton Alberta

\$525,000

3+2 BEDROOMS ABOVE GRADE - LIVE IN STYLE, EARN ON THE SIDE - MASSIVE INCOME POTENTIAL.

Comfort, Cash Flow & Prime Location All in One. Looking for a home that pays for itself while you live in it? A smart investment here. Move-in ready w rental income covering your mortgage. Live in 2 rooms while earning extra money for your mortgage (see remarks). Add 3 bedrooms, kitchen, bathroom in the basement then earn \$2,000+ extra monthly. UNBEATABLE LOCATION - TENANTS LOVE IT o 2m drive to Superstore, T&T, Canadian Tire, BestBuy, Seafood City o 5m to West Edmonton Mall, Walmart o Fast renter - current owner fills in less than 2 weeks. FEATURES THAT SELL THEMSELVES 3+2 beds above grade, 2 baths. Double attached garage. Central A/C & Central Vacuum (rare in this price range). BONUS LEGAL SECONDARY SUITE READY TO GO. Drawings & contractor quotes ready. Just finish basement and watch your income grow. Note: A home that pays for itself & generates extra income rarely hit the market. (id:6769)

Living room 6.11 m X 3.01 m

Dining room 3.81 m X 3.74 m

Kitchen 2.86 m X 2.38 m

Office 3.84 m X 4.14 m

Breakfast 4.18 m X 3.84 m

Primary Bedroom 4.21 m X 4.04 m

Bedroom 2 2.86 m X 3.72 m

Bedroom 3 3.36 m X 3.72 m

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:
executive@eliterealestate.ca