



## 6011 131A Avenue Edmonton AB

\$385,000

SIMPLY GEORGEOUS! This fully renovated bungalow with brand new LEGAL BASEMENT SUITE (approved by City of Edm. 2023 with all permits) is absolutely stunning! The previous owner had lived in the home for over 62 years!! The main floor has been painted, new vinyl plank flooring, new front steps & is bright & open with a modern kitchen, plenty of cabinetry & large picture window overlooking the sunny SOUTH facing yard. There are 2 generous beds & new family bath. The LEGAL basement suite has been completely renovated from the foundation & studs upwards. Featuring new drywall, insulation, sound proofing, flooring, 6 windows, Quartz counters, new plumbing including stack, back water valve, electrical meter and service panel. There is a large bedroom, living room & kitchen with quartz counters & plenty of quality cabinetry & new bath. The attractive exterior has a detached garage, fenced yard with mature shrubs & carport! Perfect for an investor looking to assume quality tenants till October 2024.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

destephan@remax.net  
<http://www.estephangroup.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)