



Edmonton Alberta

\$489,000

INVESTOR ALERT! Rare, quiet crescent in south central Allendale offers a modernized turnkey property with a legal basement suite and separate entrance. Property has had 0 vacancy over the last 9 years. Enhanced soundproofing between floors maximizes comfort. Main floor features 3 bedrooms, a 4-piece bath, and full kitchen with dishwasher. Basement suite includes a 1 bedroom, 3-piece bath, and full kitchen with dishwasher. Recent updates: NEW ROOF (2023), NEW EAVES (2025), furnace and hot water tank (~10 years). Enjoy a fully fenced yard on a mature, tree-lined street. BONUS: Neighborhood renewal is wrapping up--new roads, sidewalks, and alleyways will add immediate value! Ideal for dual rental income or mortgage helper in an established, desirable community. Don't miss this exceptional opportunity! (id:6769)

Bedroom 4 3.8 m X 3.3 m

Living room 4.5 m X 3.5 m

Kitchen 4.4 m X 2.6 m

Primary Bedroom 3.5 m X 3.5 m

Bedroom 2 3.5 m X 2.4 m

Bedroom 3 2.6 m X 2.5 m

Listing Presented By:



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