



## Edmonton Alberta

\$479,900

Incredible INVESTMENT OPPORTUNITY, great location! This turnkey bungalow features 3 bdrm, 1 full bath main floor plus a 3 bdrm, 2 full bath LEGAL BASEMENT SUITE with professional soundproofing, separate furnace/heating ducts, and private laundry. Situated on a large corner lot, the strategically designed exterior provides 2 PRIVATE, LARGE FULLY FENCED YARDS - one for each suite - a rare feature that significantly enhances tenant appeal and INCREASES BASEMENT RENTAL RATE. The double detached garage is independently located at the rear and can be rented separately to increase revenue. Recent upgrades include fresh paint, brand-new basement flooring, newer roof (2017), 2 furnaces, extra-large HWT, 2 sets of appliances, and full kitchen and bathroom renovations completed in 2017. An excellent opportunity for investors seeking strong cash flow and ROI, or for homeowners looking to offset mortgage costs by living upstairs while generating rental income from the legal basement suite! Some images virtually staged (id:6769)

Bedroom 4 3.85 m X 3.84 m

Second Kitchen 4.17 m X 3.89 m

Bedroom 5 3.67 m X 2.85 m

Bedroom 6 3.26 m X 3.33 m

Laundry room Measurements not available

Living room 4.76 m X 3.86 m

Dining room 3.67 m X 2.42 m

Kitchen 3.67 m X 2.49 m

Primary Bedroom 4.17 m X 3.01 m

Bedroom 2 4.18 m X 2.71 m

Bedroom 3 3.19 m X 2.93 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Logic Realty

**REMAX Elite**

**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.