



## Edmonton Alberta

\$525,000

CORNER LOT ALERT! This upgraded bungalow on a spacious 60' corner lot features a fully approved LEGAL BASEMENT SUITE by the City of Edmonton. It includes an oversized double garage, extra-wide driveway, air conditioning, sprinkler system, 3+2 bedrooms, 2 full bathrooms, 2 living rooms, 2 kitchens, and 2 laundries. Enjoy a south-facing backyard with many fruit trees and impressive front/side yard while building equity with the basement suite rental. Recent upgrades: NEWER ROOF, FURNACE, HWT, TRIPLE-PANE WINDOWS, and modern APPLIANCES. The main level has a seamless flow from the living room to the dining area, three bedrooms, and an ensuite bathroom. Downstairs offers a large living room, kitchen, two additional bedrooms, a bathroom, and ample storage. Perfect for families, retirees, first-time buyers, and investors, this property is close to the Henday, Costco, and amenities. The lot can also accommodate a garage suite immediately or a future triplex with basement suites. (id:6769)

Family room 11'1" x 15'

Bedroom 4 12'9" x 10'

Bedroom 5 10'8" x 11'

Living room 14'3" x 19'

Dining room 7' x 9'4"

Kitchen 12'7" x 12'

Primary Bedroom 12' x 11'5"

Bedroom 2 13' x 8'

Bedroom 3 8'10" x 8'1"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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