



## 8412 134 Avenue Edmonton AB

\$429,900

Discover an exceptional investment opportunity with this legally suited home. Boasting three spacious bedrooms upstairs and two more downstairs, it's ideal for families or tenants seeking comfort and privacy. The expansive and functional kitchen is perfect for daily use or entertaining. With two full baths, convenience is at your fingertips. The basement features its own suite, perfect for generating rental income and helping cover mortgage payments. This suite offers ample privacy for tenants, making it an attractive option for renters. Whether you're looking to expand your real estate portfolio or secure a valuable, long-term investment, this home stands out in the market. Its potential for rental income or providing a spacious home for a growing family makes it a must-see. Let's not forget the newly installed furnace (2023), grading upgrades, and new flooring throughout the basement (2022). Don't miss out on this gem!

Listing Presented By:



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