



## Edmonton Alberta

\$489,900

Beautifully renovated from TOP TO BOTTOM in 2018, this 5-BEDROOM bungalow in the community of Evansdale is the perfect opportunity for investors or first-time buyers. The main floor offers 3 spacious bedrooms, a full bath, a bright living area, and a modernized kitchen with SS Appliances. The FULLY FINISHED LEGAL BASEMENT SUITE features 2 BEDROOMS, 1 full bath, a SECOND KITCHEN, SECOND LIVING ROOM and its OWN LAUNDRY, with a SEPARATE ENTRANCE for added privacy. With 2 separate laundry areas, both units enjoy convenience and independence. Sitting on a LARGE 638 sq. meter LOT, this property also includes an OVERSIZED GARAGE & DOUBLE PARKING PAD, providing ample parking. Live on the main floor and collect rent from the basement or rent out both levels for maximum income potential. Located in a family-friendly neighborhood close to schools, parks, and amenities, this home is move-in ready and a smart investment in today's market. (id:6769)

Bedroom 4 3.95 m X 3.81 m

Bedroom 5 3.26 m X 2.83 m

Second Kitchen 3.25 m X 5.42 m

Laundry room 2.7 m X 2.38 m

Living room 4.72 m X 3.96 m

Kitchen 3.48 m X 4.58 m

Primary Bedroom 3.35 m X 3.09 m

Bedroom 2 3.61 m X 2.58 m

Bedroom 3 3.59 m X 3.04 m

Laundry room 0.68 m X 0.95 m

Listing Presented By:



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