

## Edmonton Alberta

\$590,000

Investors know success is a good property in a great location! This home has it all! 2 storey, legal suite home that will amaze both YOU & your tenants. As you step inside, you are greeted by a spacious, bright, open concept design, sure to impress! East facing living area; highlighted by the tiled fireplace & massive kitchen with high end modern finishings. Granite island is a focal point & is the perfect place for entertaining. Upstairs has 3 large bedrooms, with primary featuring a walk in closet & ensuite. Upper floor Laundry! Separate entrance to the lower LEGAL SUITE, highlighted by an inviting kitchen area, separate laundry & two bedrooms. Fantastic location will make renting easy - close to schools, parks, West Edmonton Mall & access to the Whitemud. House is also a short walk to a future LRT station. 8716, 8718, 8720 to be sold together with an assumable commercial mortgage, 40 year amortization, 1.8% with 6 years remaining. Mortgage assumption is subject to CMHC approval; other criteria apply. (id:6769)

Bedroom 4 Measurements not available
Bedroom 5 Measurements not available
Second Kitchen Measurements not available
Storage Measurements not available
Utility room Measurements not available
Living room Measurements not available

Dining room Measurements not available
Kitchen Measurements not available
Mud room Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by: Exp Realty

https://www.mogulrg.com/

## **RE/MAXELITE**

## RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca