



## Edmonton Alberta

\$214,900

Investor Alert Opportunity! This charming 2-storey home in Little Italy offers TWO fully legal suites--ideal for rental income or multi-generational living. The main floor features 833 sq.ft. with 2 bedrooms (or 1 bed + den), a 4-pc bath, kitchen, living room, dedicated laundry & a private deck. Upstairs, access the 848 sq.ft. LEGAL SUITE via exterior stairs to find 2 bedrooms, a 4-pc bath, living room, in-suite laundry & another private deck. Easy-care laminate/vinyl plank flooring throughout & efficient hot water heating. This property is brimming with potential-- requires cosmetic updates to boost value! Whether you're looking to live in one suite & rent the other, or renovate and maximize rental returns, the central location is unbeatable--steps to Royal Alex Hospital, Kingsway Mall, Commonwealth, Downtown & transit. Not your average cookie-cutter home--this one's full of charm, flexibility & opportunity! (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

<https://minagayed.ca/>

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