



Edmonton Alberta

\$499,900

Fantastic investment opportunity! 1000+ sq ft bungalow complete with a 2 bedroom LEGAL basement suite downstairs. Located in prime rental community of Allendale on a quiet tree lined street. Rare to find a full LEGAL suite in this price range. Recently renovated main floor with vinyl plank throughout. Bright white walls and large windows throughout allowing for loads of natural sunlight. Beautiful kitchen with new cabinets, tiled backsplash and stainless steel appliances. Renovated 4 piece bathroom with tiled shower and 2 large bedrooms complete the mainfloor. Separate entrance leads down to the legal 2 bedroom basement suite. Open concept living/dining area and another 2 large bedrooms with big windows and a 3 piece bathroom. Large low maintenance SOUTH facing backyard with single detached garage. All this and situated on a large 44ft wide lot. Walking distance to some of the top schools in the city, U of A and a BRAND new coffee shop in Allendale. Great income potential for under \$500k! (id:6769)

Second Kitchen 4.23 m X 2.8 m

Bedroom 5 3.4 m X 3 m

Bedroom 6 3.35 m X 3.2 m

Living room 4.89 m X 3.73 m

Dining room 3.8 m X 2.62 m

Kitchen 3.8 m X 3.3 m

Primary Bedroom 3.41 m X 3.39 m

Bedroom 2 3.2 m X 3.2 m

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

<http://www.curtisinvests.com/>

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