



## Edmonton Alberta

\$425,000

Amazing value in Alberta Avenue! This well-kept bi-level home with a legal basement suite offers incredible flexibility and income potential. Featuring a separate side entrance, the main floor boasts approximately 1,100 sq. ft. with 3 spacious bedrooms and 2 bathrooms. The legal basement suite includes 3 large bedrooms and 1 bathroom, making it perfect for extended family or rental income. Separate meters for water, power, and gas, 2 furnaces & 2 hot water tanks, 2 laundry sets, double detached garage. 6 bedroom, 3 bathrooms. This home is in immaculate, move-in condition--a true must-see, priced to sell! (id:6769)

**Bedroom 4** Measurements not available

**Bedroom 5** Measurements not available

**Bedroom 6** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
Sutton Premiere Real Estate

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

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