



## Edmonton Alberta

\$1,497,000

INCREDIBLE TURN-KEY INVESTMENT OPPORTUNITY IN ONE OF EDMONTON'S MOST SOUGHT-AFTER LOCATIONS! Ideally situated on prestigious Saskatchewan Drive just minutes from the University of Alberta, this extensively renovated 2-storey home offers 3 fully self-contained living spaces. The basement, main floor, and upper level each feature a private entrance, modern kitchen, and in-suite laundry, providing exceptional flexibility for investors or multi-generational living. With a total of 9 bedrooms throughout, there is plenty of space to accommodate a variety of living arrangements. Contemporary finishes, impressive curb appeal, and a beautiful tree-lined setting with river valley views make this property truly stand out. A double detached garage adds convenience and value. Just moments from the University of Alberta, Whyte Avenue, downtown, public transit, parks, and amenities, this is a rare opportunity in one of Edmonton's most desirable locations. (id:6769)

Second Kitchen 3.03 m X 2.72 m

Bedroom 5 3.27 m X 2.77 m

Bedroom 6 3.2 m X 2.87 m

Additional bedroom 3.94 m X 2.72 m

Bedroom 2.7 m X 2.97 m

Living room 3.7 m X 4.64 m

Dining room Measurements not available

Kitchen 3.02 m X 4.94 m

Primary Bedroom 3.36 m X 4.25 m

Bedroom 2 2.65 m X 4.31 m

Bedroom 3 2.55 m X 4.25 m

Bedroom 4 4.26 m X 3.5 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

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