



Edmonton Alberta

\$425,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. **FUTURE DEVELOPMENT OPPORTUNITY WITH SEPARATE BASEMENT ENTRANCE (PENDING PERMITS AND APPROVALS)** A great addition to a rental portfolio with tenants in place and the option for to assume them. This 4 bedroom Hillview home is ideally located just steps from public transit, Millbourne/Woodvale LRT stop, schools, shopping, playgrounds & parks. The main floor features a bright, open layout with 2 bedrooms, including a primary ensuite with a walk-in closet, kitchen and living area. The fully finished basement with SEPARATE ENTRANCE from the garage offers 2 more bedrooms, a full bath, storage and a large rec area. Recent upgrades include a newer furnace, hot water tank and nearly new appliances. The fenced backyard is ideal for gardening or outdoor gatherings. (id:6769)

Bedroom 3 3.38 m X 3.26 m

Bedroom 4 3.26 m X 2.93 m

Recreation room 4.68 m X 3.78 m

Living room 3.71 m X 4.89 m

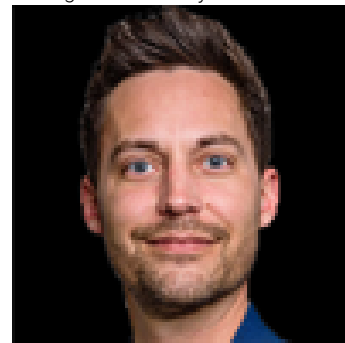
Dining room 3.04 m X 3.24 m

Kitchen 3.11 m X 2.44 m

Primary Bedroom 4.15 m X 3.58 m

Bedroom 2 2.81 m X 3.78 m

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



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