



## Edmonton Alberta

\$350,000

**\*\*McCauley Investor Opportunity!\*\*** Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. below ~ 6 BEDROOMS & 3 full baths + 2 separate laundry. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, fencing, basement kitchen, bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Basement suite has 2 entrance points (front & side), high ceilings & tons of windows for extra light. Exterior rear staircase leads to a separate finished attic space with full bath (not a permitted suite). Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single det'd. garage with new opener. Quick access to Downtown, Little Italy shops & public transportation. Generating rental revenue of \$3,450/mo! (id:6769)

Bedroom 5 2.6 m X 3.92 m

Bedroom 6 2.94 m X 3.39 m

Laundry room Measurements not available

Second Kitchen 3.66 m X 3.61 m

Living room 3.83 m X 4.87 m

Kitchen 3.85 m X 3.33 m

Primary Bedroom 3.7 m X 3.4 m

Bedroom 2 2.64 m X 3.28 m

Bedroom 3 3.23 m X 2.33 m

Bedroom 4 3.69 m X 3.28 m

Laundry room 1.89 m X 2.32 m

Listing Presented By:



Originally Listed by:  
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