



## Edmonton Alberta

\$1,145

Welcome home to your BRAND NEW 2 bedroom, 1 bathroom legal basement suite. Be the first to use all the brand new appliances (including dishwasher - you don't see that very much in basement suites)! Enjoy cozy carpet in the bedrooms and luxury flooring throughout the rest of the unit. Utilities (water/sewer, gas, electricity, garbage) are shared with the main suite tenant. Utilities can be included for a \$225 fixed rate OR 35% of the utility bill. Please note: \*The staircase to the basement is considered common property since both units will have access to the furnace room at the bottom of the staircase. \*Landscaping & fence won't be completed until next year. \* Temporary walkway will be installed until landscaping is completed next year. Sorry, no smoking. Tenant insurance is mandatory. Basement suite uses street parking. Up to 2 small pets are negotiable but need owner approval and will be subject to a \$50 monthly pet fee, per pet. (id:6769)

Listing Presented By:



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<http://www.albertaruss.ca/>



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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