



## Edmonton Alberta

\$299,900

INVESTMENT OPPORTUNITY IN MONTROSE WITH INCOME POTENTIAL AND FLEXIBLE LIVING OPTIONS!

This charming bungalow offers sought-after RM H16 zoning, making it ideal for homeowners and investors alike. The main floor features a bright, open living space filled with natural light, a spacious kitchen, 2 bedrooms, and a 4-piece bath. Downstairs, the fully finished basement includes its own separate entrance, a second kitchen, living area, bedroom, and laundry, perfect for extended family or added flexibility. Outside, enjoy a massive backyard with garden beds, a double detached garage, and 3 additional parking spaces. Ideally located just minutes from the river valley and downtown, with schools, parks, and playgrounds nearby, this property offers incredible potential in a mature, centrally located community. (id:6769)

Bedroom 3 3.9 m X 2.7 m

Bedroom 4 3.3 m X 2.8 m

Second Kitchen 3.9 m X 2.8 m

Laundry room 4 m X 3.3 m

Living room 5.3 m X 4.1 m

Dining room 2.9 m X 2.6 m

Kitchen 4.1 m X 3 m

Primary Bedroom 3.8 m X 3.1 m

Bedroom 2 4.2 m X 3.4 m

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

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



Royal

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