



## Edmonton Alberta

\$535,000

**LEGAL BASEMENT SUITE.** Welcome this to this 3 bedroom bungalow located in a quiet neighborhood right across from a school! This home is a rare find. The 27' x 28' oversized double garage is insulated, heated, and paired with a large shed for even more storage. There's also a chain-link fence with a gate leading into the west-facing backyard – perfect for storing a boat, trailer, or extra toys! Inside, the home is bright and cheery with a great layout, an updated kitchen featuring quartz countertops, an undermount double sink, and stainless steel appliances. The renovated main bathroom includes quartz counters, a large soaker tub, and a stylish tile surround. Downstairs, the suite has its own kitchen, living room, spacious bedroom, and bathroom - ideal for extra income or extended family. Two separate furnaces and relatively new shingles add even more value and peace of mind. An amazing buy for investors, first-time buyers, or anyone wanting more space and opportunity! Some photos virtually staged. (id:6769)

Bedroom 3 3.89 m X 3.43 m

Second Kitchen 3.25 m X 3.2 m

Recreation room 3.24 m X 6.55 m

Laundry room 3.62 m X 1.82 m

Living room 3.8 m X 5.98 m

Kitchen 3.78 m X 4.34 m

Primary Bedroom 3.8 m X 2.96 m

Bedroom 2 3.77 m X 4.05 m

Listing Presented By:



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