

WELCOME TO BOWNESS



BUNGALOW | 852 sq ft | 3 BEDROOMS | 2 BATHROOMS



4614 70 St NW

Have you been looking for an amazing investment property with future development options? Look no further than this well-kept bungalow in Bowness! With a legal basement suite this property is on a 49ft x 150ft lot, is zoned R-C2, and is perfect for investors, landlords, and first-time home buyers wanting some rent income to help with payments.

On the main level you enter a bright living room area which has a large front bay window that faces SW and gets lots of natural light. The kitchen is complete with an island, concrete countertops, lots of windows and is home to the washer / dryer for the main floor. Just off the kitchen there is a door leading to a shared rear entry space that goes down to the basement suite or out to the huge backyard. This lot is very private and offers a great backyard oasis!

There is an oversized double garage (24ft x 28ft) in the back as well as ample parking space behind and beside the garage. There is a gate beside the garage that could easily accommodate a trailer as well.

The legal basement suite features 1 bedroom, 1 bathroom, a full kitchen, living room and dining room and separate laundry for the basement tenant. Currently the basement is rented out for \$950 per month. The tenant is on a month-to-month agreement and would love to stay and continue to rent if possible! (The Miele washer & dryer in the basement belongs to the tenant and is not included in the sale of the property; there is a washer and dryer not currently being used that will be included in the sale)

The upstairs tenants move out on April 30, 2022. This property provides great rental income for those wanting to live upstairs and rent out the basement and would be a perfect investment / rental property with potential for a future development.

Come check this beautiful place today!. **MLS® #A1193841**



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StoneMere
Real Estate Solutions



4614 70 St NW

Detached Single Family
 Possession: **Immediately**

Neighbourhood: **Bowness**
 Built in: **1960**

Construction: Wood Siding
Parking: Double Garage Detached, Off Street, Oversized, Parking Pad, RV Access/Parking

Main Level

Kitchen/Dining: 12'8" x 11'9"
 Living Room: 14'8" x 13'0"
 Laundry: 3'6" x 2'5"
 Primary Bedroom: 12'5" x 9'6"
 Bedroom: 9'1" x 11'0"
 Entry: 3'6" x 9'10"

Lower Level

Kitchen: 12'11" x 10'3"
 Dining Room: 7'1" x 10'3"
 Family Room: 11'9" x 10'3"
 Bedroom: 11'6" x 8'8"

Features Included: Ceiling Fan(s), Crown Molding, Kitchen Island, Separate Entrance, Stone Counters, Wood Windows

Exterior Features: Fire Pit, Private Entrance, Private Yard



StoneMere
 Real Estate Solutions
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