

## YOUR HAPPINESS IS PRIORITY IN THIS LOVELY SUITE

For rent. \$ 1,095.00 /Per month



### 4829 117 Avenue NW, Edmonton, T5W0Y9, Alberta, Beverly

Comfortable 2-bedroom basement suite in quiet corner of Beverly. Conveniently located near all amenities. (Available August 1st.)

Pride of ownership shows! Luxury Vinyl Plank was recently installed in the entire suite, the suite has been painted a gorgeous grey, and the ceilings have been beautifully-textured. New lights, drapes, and door hardware complete the renovations. You will feel comfortably at home in this well-appointed, spacious suite. Enjoy preparing meals in your updated kitchen with newer counter-tops and upgraded cabinet hardware. Your spacious living room with easy-care laminate flooring will help you relax, as will your generously-sized bathroom and two large bedrooms. **BONUS:** This basement suite has a full sized bathtub! For your enjoyment, the Large, fenced yard with covered patio is perfect for outdoor entertaining. The Beautiful, mature landscaping will help to set the mood. And this quiet, safe neighbourhood will help you feel secure in your new home. Your entry boasts a generous bootroom before you venture down the stairs to the suite. And just to make your life even simpler, the suite is Conveniently located near Yellowhead, Gretzky Drive, LRT, and major bus routes for easy access to Downtown, University, and more... This energy efficient suite has new windows and a high-efficiency furnace and hot water tank to help you save on utilities. Utilities are extra, but we would be happy to arrange an utilities-included rent for your added convenience. Half of the oversized double garage is available for an additional \$100 monthly. No smoking is allowed in the property. Pets will be considered.

#### BASE INFORMATION:

Bed : 2

#### LAND INFORMATION:

Square feet : 1000

#### BUILDING INFORMATION:

Number of Floors : 1

Floor area (Total) : 1000

#### CONVENIENCE:

##### Appliance Amenities:

Refrigerator, Range/Oven,

##### Community Amenities:

Tennis Court, Swimming Pool, Football ground, **Energy Savings Amenities:** Gas Hot Water, **Exterior Amenities:** Garage, Fruit Trees, Fence, Exterior Lighting, Covered Patio,

##### Landscape Amenities:

Washer/Dryer, Lawn, Landscaping,