



## Edmonton Alberta

\$449,900

Amazing re-development opportunity, RF3 zoning on a 48.5'X132' (14.8m x 40.2m) lot!! Situated on a quite, non-through, street in the popular neighborhood of Queen Alexandra. The home is currently rented for \$2000 a month with a lease in place until May 2024. Double detached garage built in 2013. The home is viable but the property is lot value. With tenants already in place you can buy and hold or be generating revenue while you plan and start the permitting process should you wish to re-develop sooner than later. Don't delay!!! (id:6769)

Family room 5.1 m X 3 m

Bedroom 4 3.55 m X 2.21 m

Bedroom 5 4.2 m X 2.23 m

Living room 5.3 m X 3.5 m

Dining room 2.99 m X 2.92 m

Kitchen 3.36 m X 2.29 m

Den 2.9 m X 2.02 m

Bedroom 3 3 m X 2.44 m

Primary Bedroom 4.1 m X 3.42 m

Bedroom 2 4.05 m X 2.05 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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