



## Edmonton Alberta

\$549,000

**BUILDERS!** 55x140 CORNER LOT IN WESTMOUNT! WITH A LEGAL BASEMENT SUITE. RENT FOR THE WINTER, BUILD IN THE SPRING! Welcome to this solid 6 bedroom 2 bathroom bungalow with a double detached garage in Westmount just a few hundred meters north of Stony Plain Road and within walking distance to the future LRT Stop! Need I say more? Put up a FOURPLEX WITH BASEMENT SUITES or try and go bigger! The city of Edmonton has made their plan of densification clear. See what they'll allow! Maybe retail on the bottom, and residential up top! Being right on 107 Avenue that could be a perfect fit if the City would go for it! With 1,047 Sq ft and 3 bedrooms/ 1 bathroom on the main floor, and 3 bedrooms/ 1 bathroom in the basement, you could sit on the income from the property while you plan your build! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Living room 4.97 m X 3.6 m

Dining room 2.53 m X 2.9 m

Kitchen 4.22 m X 4.01 m

Primary Bedroom 2.9 m X 3.65 m

Bedroom 2 2.9 m X 3.98 m

Bedroom 3 2.71 m X 2.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.