



## 12008 65 Street Edmonton AB

\$189,900

Discover this charming bungalow nestled on a spacious 36' x 123' lot in the desirable Montrose area. Whether you choose to live in it, rent it out, or develop the property, the possibilities are endless! You could build a stunning single-family home or a front-and-back duplex with legal suites. For those looking to maximize potential, there's even the option to add a garage with a suite above it, allowing for a total of five suites in the future! Enjoy the convenience of being just a short stroll from Santa Rosa Park and Russ Barnes Arena. Plus, you'll be treated to picturesque views of the Ukrainian Catholic Holy Eucharist Parish Church from the front of your lot. This property is not just a home; it's a gateway to a wealth of opportunities!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

agentofedmonton@gmail.com  
<https://agentofedmonton.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net