



# 14323 103 Avenue Edmonton AB

\$369,900

Immediate possession available! Located in the desirable, leafy Grovenor area, just minutes from the future LRT station, this 3-bedroom home presents an excellent opportunity for INVESTORS, DEVELOPERS, OR FIRST-TIME BUYERS. With the adjacent property also for sale by the same seller, this is a prime chance to acquire a HOLDING PROPERTY or DEVELOPMENT PARCEL. The main floor features a spacious living room with a cozy fireplace, while the upper floor offers a newer kitchen, two bedrooms, and a dining nook. The lower level includes a third bedroom, bathroom, and laundry area. The property sits on a 33 X 125.5 LOT with a functional double garage, offering plenty of potential for future development. This is a RARE MULTI-LOT OPPORTUNITY, ideal for those looking to invest in a growing area. DON'T MISS OUT ON THIS HIGH-POTENTIAL INVESTMENT!

Listing Presented By:



Originally Listed by:  
Exp Realty

[brittany.louiseize@exprealty.com](mailto:brittany.louiseize@exprealty.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)