



## 6920 106 Street Edmonton AB

\$299,000

Calling all builders, savvy investors and handy persons! A fantastic 35FT x 132 FT lot (429m<sup>2</sup> or 4614 sq. ft.) and fixer-upper cottage nestled in the quiet heart of residential Allendale on a 1940s tree-lined & median-lined street with laneway access and a west-facing backyard. \* Laneway access invites new owners to consider building a garage and suite. RF3 Zoned, or iMAGINE... a modern triplex or front to back duplex. \* Property taxes only \$183/month (\$2201/2023), one of the lowest taxed lots in the neighbourhood. \* Walk 7 minutes to Allendale Elementary, Playground or Strathcona Highschool, 8 minutes to the Spraypark or 19 minutes to Edmonton's vibrant Whyte Avenue and Edm's best dining. \* Ride your bike 15 minutes to the University or DOWNTOWN (Jasper Ave); or take ONE bus to either. \* Bike lane right outside the front door, and you can see the bus coming from your front window on winter days.

Listing Presented By:



Originally Listed by:  
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