



## 9347 91 Street Edmonton AB

\$359,000

Investor's and 1st Time Home Buyer's dream in the heart of Strathearn in Bonnie Doon! This 3-level split sits on a spacious 41' x 121' lot, surrounded by mature trees in a desirable, established community. With almost 1,000 square feet of livable space, the home features 3 bedrooms and a 4-piece bathroom, offering plenty of potential to either build your dream home or add equity to your first property. Located just minutes from the scenic river valley, downtown, and the bustling Whyte Avenue, this property provides easy access to the Bonnie Doon Fitness and Leisure Centre, Bonnie Doon Mall, major transportation hubs, LRT, schools and numerous other amenities. The large rectangular lot and prime location offer endless possibilities for redevelopment or renovation, making this an ideal investment for future growth.

Listing Presented By:



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