



## 9620 110 Avenue Edmonton AB

\$210,000

Welcome to this EXCITING OPPORTUNITY for investors & homeowners alike to own a property FULL OF POTENTIAL in the heart of Edmonton! This CHARMING fixer-upper is more than just a house - it's a canvas waiting for your personal touch & creativity! With 2 FULLY-LEGALIZED suites, this property presents a STRONG FOUNDATION for renovations, making it IDEAL for those seeking a home with significant rental income potential or a versatile investment opportunity. While the property is in need of some TLC, its SPACIOUS LAYOUT & DUAL-SUITE DESIGN offer endless possibilities to customize it to your needs or maximize its value as a rental. Location is IDEAL & this property delivers! Nestled near major amenities, it offers unparalleled convenience with close proximity to the Royal Alexandra Hospital, Kingsway Mall, Commonwealth Stadium, Downtown Edmonton, & public transit options. Whether you're looking to attract renters or enjoy easy access to Edmonton's vibrant urban core, this location has you covered!

Listing Presented By:



Originally Listed by:  
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