



## Edmonton Alberta

\$489,900

PRIME GLENORA REDEVELOPMENT OPPORTUNITY! This rare 50'x140' corner lot (Abutt to Alley) with rear lane access offers endless possibilities. Build a stunning estate home with a 42' building pocket, subdivide for two infill homes (subject to approvals), renovate the existing bungalow, or buy and hold in one of Edmonton's most desirable neighbourhoods. Full of 1950s charm, the home features original hardwood flooring ready to be restored, 2 main floor bedrooms, a full bathroom, and 2 finished basement rooms with laundry and ample storage. Set on a beautiful tree-lined street just steps to Glenora School, Alexander Circle Park, Grovenor School and spray park, West Block, shopping, restaurants, cafes, and the LRT. Minutes to downtown and Edmonton's stunning River Valley. A rare opportunity in a prestigious community surrounded by luxury homes. (id:6769)

Bedroom 3 4.75 m X 2.94 m

Bedroom 4 4.85 m X 3.68 m

Other 4.95 m X 8.12 m

Living room 6.12 m X 3.82 m

Kitchen 3.34 m X 4.29 m

Primary Bedroom 3.87 m X 3.12 m

Bedroom 2 2.81 m X 3.09 m

Mud room 1.72 m X 1.08 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.mariannanikolaev.com/>



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