



Edmonton Alberta

\$344,800

Rare investment opportunity in the heart of West Edmonton! This meticulously maintained 4-bedroom bungalow sits on a massive west backing 50'x147' lot with immense development upside under the City of Edmonton's RS Zoning potentially allowing up to 6 units onsite with approval. Perfectly positioned near top-rated schools, major arteries, & the future LRT line, this property is a cornerstone for future urban density or high-yield revenue stream. The interior features 2bd up & 2bd down. A renovated kitchen shines with granite countertops & stainless steel appliances, while the lower level offers two large bedrooms and a modern 3-piece bath. Extensive upgrades provide total peace of mind, including a new hot water tank, updated furnace, central AC, & newer electrical panel/meter & many electrical improvements. The exterior boasts vinyl siding with metal soffit & fascia. The fenced backyard includes an oversized double garage & ample room for RV parking. Secure your stake in this high-growth area today! (id:6769)

Family room 6.04 m X 3.9 m

Bedroom 3 3.93 m X 3.35 m

Bedroom 4 5.12 m X 3.93 m

Laundry room 4.97 m X 2.07 m

Living room 5.18 m X 3.63 m

Dining room 4.02 m X 2.13 m

Kitchen 3.63 m X 3.41 m

Primary Bedroom 3.26 m X 3.2 m

Bedroom 2 3.2 m X 3.11 m

Listing Presented By:



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Century 21 Masters

<http://www.espo.ca/>



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