



## Edmonton Alberta

\$375,000

Fantastic development opportunity in the heart of Old Strathcona! Facing a green space, the nostalgic streetcar rail, and with neighbours only one side, this charming bungalow is perfectly situated for a new infill in one of the most desirable central and mature communities. Walking distance to the river valley, U of A, and Whyte Ave an on a 33'x112' lot. This adorable home has many charming characteristics, hardwood flooring and open living space. Functional kitchen with white cabinets and gas stove. 2 bedrooms and full bath with clawfoot tub, steam shower and dual sinks! This is a great property to hold while you plan your development. Build your dream house on this sunny south facing backyard lot, or fit up to 4 units! OR live in it yourself, in the heart of Strathcona! The possibilities are endless! (id:6769)

Living room 13' x 11'7"

Dining room 13' x 10'3"

Kitchen 9'4" x 8'8"

Primary Bedroom 10'1" x 10'7"

Bedroom 2 9'11" x 11'6"

Listing Presented By:



Originally Listed by:  
Liv Real Estate



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