



## Edmonton Alberta

\$590,000

Situated directly across from beautiful Mount Pleasant Park, this bungalow sits on a generous 550 sq.m. corner lot, offering outstanding potential for future infill development, fix-and-flip or renovation. The main floor features 3 bedrooms, a 4-piece bathroom, and a bright south-facing living room with beautiful views of the park and surrounding greenery. The dining room showcases a charming built-in china cabinet and patio doors leading to the deck. There is a separate entrance to the basement which offers a spacious family room, wet bar, 2 additional bedrooms, and 3-piece bathroom. This home offers a HE furnace, hot water tank (2022), shingles (2017). Ideally located within walking distance of several schools and just minutes from Southgate Centre and the LRT, with convenient access to the University of Alberta and Whyte Avenue. Whether you're looking to renovate, invest, or explore the property's redevelopment potential, this is an exciting opportunity in a highly desirable location! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room 5.96 m X 3.67 m

Dining room 2.71 m X 3.9 m

Kitchen 4.13 m X 3.8 m

Primary Bedroom 3.42 m X 3.26 m

Bedroom 2 3.04 m X 3.21 m

Bedroom 3 2.74 m X 3.59 m

Listing Presented By:



Originally Listed by:  
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