



## Edmonton Alberta

\$349,900

Prime opportunity in desirable Allendale! Situated on a 33 x 125 lot and surrounded by newer development, this property presents excellent potential for investors, builders, or buyers looking to secure a property in one of Edmonton's most sought-after central neighborhoods. The existing bungalow is cozy and functional, offering comfortable living or rental potential while you plan future redevelopment or improvements. Ideally located just minutes to the University of Alberta, Whyte Avenue, schools, transit, major amenities, and key thoroughfares for easy commuting. A fantastic chance to invest in a mature community experiencing continued redevelopment and growth. (id:6769)

Living room 3.8 m X 4.26 m

Dining room 3.49 m X 2.05 m

Kitchen 3.8 m X 2.92 m

Primary Bedroom 2.57 m X 4.75 m

Bedroom 2 2.57 m X 2.72 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

<https://terriynnereynolds.royallepage.ca/>



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