



Edmonton Alberta

\$474,500

RARE INVESTMENT & REDEVELOPMENT OPPORTUNITY in the heart of Queen Alexandra! Zoned RM h16 (RA7), this property offers exceptional future potential in one of Edmonton's most desirable infill corridors. Just steps to Whyte Ave, the University of Alberta, transit, cafes, and shopping, the existing home offers timeless character while providing immediate income potential with 5 BEDROOMS, 2 FULL BATHROOMS, 2 KITCHENS, separate living areas, and a versatile loft ideal for a home office or additional flex space. Investors can generate rental income today while capitalizing on the property's long-term redevelopment potential. Whether you're looking to add to your portfolio, build in a sought-after central location, or secure a property with exceptional long-term upside, this is a rare opportunity in one of Edmonton's most desirable communities. (id:6769)

Bedroom 3 3.14 m X 2.94 m

Bedroom 4 3.11 m X 2.79 m

Bedroom 5 2.89 m X 4.55 m

Second Kitchen 2.38 m X 3.87 m

Recreation room 6.59 m X 3.88 m

Living room 3.88 m X 4.45 m

Dining room 2.95 m X 4.44 m

Kitchen 3.04 m X 3.43 m

Primary Bedroom 3.64 m X 3.07 m

Bedroom 2 3.05 m X 3.08 m

Laundry room 1.46 m X 2.2 m

Loft 3.7 m X 2.2 m

Loft 3.12 m X 2.86 m

Listing Presented By:



Originally Listed by:
Exp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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