



## Edmonton Alberta

\$590,000

Original 1948 Glenora gem w/ over 3,000sq ft of total living space, ready for its next chapter. Set on a massive 50x140' lot, this property invites endless possibilities. Your next flip, a blank reno canvas to bring classic character back to life, or redevelopment opportunity w/potential to subdivide. The location is the true standout: minutes to downtown, local cafes just a block away, schools within walking distance, paid access to the Glenora Community League w/ private tennis & pickleball courts, & surrounded by mature trees and iconic streets perfect for dog walks or bike rides. Enjoy quick access to MacKinnon Ravine, leading straight into Edmonton's crown jewel - the peaceful river valley. Some upgrades include HWT(2023), new PEX plumbing to main floor shower(2024), exterior paint(2023), furnace(2013), roof(2016), weeping tile(2013), + more. Lovingly owned by the same family for over 50 years, this is a rare opportunity to create something truly special in one of YEG's most coveted neighbourhoods. (id:6769)

Bedroom 4 13.5 m X 12.8 m

Laundry room 8.9 m X 17.5 m

Recreation room 37.2 m X 15.9 m

Storage 5.11 m X 6.8 m

Utility room 15.9 m X 8.3 m

Living room 20.2 m X 16.5 m

Dining room 12.3 m X 13.3 m

Kitchen 8.8 m X 12.5 m

Den 14 m X 9.1 m

Bedroom 3 14.3 m X 13 m

Breakfast 8.3 m X 10.1 m

Primary Bedroom 18.3 m X 12.8 m

Bedroom 2 18.1 m X 10.5 m

Listing Presented By:



Originally Listed by:  
Sable Realty



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