



## Edmonton Alberta

\$420,000

Imagine your dream home on this 50 x 120 ft lot in sought after Pleasantview. Tucked away on a quiet street with quick access to Calgary Trail, 51 Avenue, Southgate Centre, the LRT, top rated schools and downtown Edmonton, this property offers exceptional redevelopment in one of the city's most desirable mature neighbourhoods. The existing bungalow features 3 bedrooms, 2 bathrooms, a partially finished basement with rec room and laundry area, plus a fenced yard, deck and single detached garage. The kitchen offers oak cabinetry and a breakfast nook, while laminate and tile flooring run throughout much of the home.

IMPORTANT UPDATES completed over the years include SHINGLES, SEWER LINE replacement and VINYL WINDOWS. Whether you're looking to build your forever home, invest or hold for the future, this is a rare opportunity to secure a prime lot in a location where demand remains strong. (id:6769)

Recreation room 3.54 m X 11.67 m

Utility room 3.82 m X 4.54 m

Living room 3.79 m X 5.89 m

Dining room 2.74 m X 2.52 m

Kitchen Measurements not available x 4.14 m

Primary Bedroom 3.79 m X 2.97 m

Bedroom 2 3.79 m X 2.9 m

Bedroom 3 2.74 m X 2.97 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.davesells.ca/>



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