



Edmonton Alberta

\$499,000

Situated on a 50 x 142 lot in the highly sought-after community of Grovenor, this legal suite bungalow presents an exceptional opportunity for homeowners, investors, and developers alike. Tucked away on a quiet, tree-lined street, this property offers incredible potential—whether you're looking to renovate and add value, hold as an income-generating investment, or explore future redevelopment possibilities. The existing legal basement suite provides flexibility and immediate revenue options, while the expansive lot size opens the door to infill development or a custom dream home build. Surrounded by mature trees and established homes, Grovenor is known for its central location, strong community feel, and convenient access to downtown, river valley trails, schools, and amenities. Large lots in this area are increasingly rare, making this a prime opportunity to secure your place in one of the city's most desirable neighbourhoods. (id:6769)

Bedroom 4 3.93 m X 3.51 m

Second Kitchen 4.04 m X 3.33 m

Recreation room 3.93 m X 7.78 m

Utility room 4.01 m X 2.27 m

Living room 6.33 m X 5.84 m

Dining room 2.59 m X 2.68 m

Kitchen 2.03 m X 3.72 m

Primary Bedroom 3.25 m X 4.52 m

Bedroom 2 2.67 m X 4.04 m

Bedroom 3 2.8 m X 2.97 m

Listing Presented By:



Originally Listed by:
Century 21 Masters



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