



## Edmonton Alberta

\$175,000

Investment opportunities for Investors and first-time home buyers. This raised bungalow has great value, offers 4 bedrooms, two 4-piece bathrooms, a newer roof (2025), a hot water tank (2022), and newer water pipes. Fully finished basement with side entrance. Whether you're looking to settle in now and build equity, or you're an investor seeking rental or redevelopment infill potential. It is located on a 30.5x10 sq. meter lot and is Residential and/or Commercial zoned MU (Mixed-use), so you also have plenty of options to build on the lot. This property needs some cosmetic work. Situated in the heart of Edmonton and within short driving distance to grocery stores, Kingsway malls, Commonwealth Stadium, Rogers Place, and public transit. This location truly offers all the amenities you need. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room 4.63 m X 3.66 m

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 4.3 m X 3.08 m

Bedroom 2 3.08 m X 3.08 m

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://shirleytran.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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