



Edmonton Alberta

\$490,000

Prime Location & Development Opportunity! Situated on a desirable corner lot with excellent access to Downtown, the University of Alberta, schools, shopping, and public transit, this property offers an exceptional opportunity in a highly sought-after location. The existing home features 3 bedrooms upstairs, 4 bedrooms downstairs, and 2.5 bathrooms, providing plenty of space for a variety of living arrangements. The side entrance and spacious yard add to the functionality and versatility of the property. For investors, builders, or those looking to create something truly their own, the corner lot presents exciting potential for future development or the opportunity to build your dream home in an established and convenient neighbourhood. A rare opportunity to secure a well-located property with excellent long-term potential. (id:6769)

Bedroom 4 149 sq ft

Bedroom 5 95 sq ft

Laundry room 48 sq ft

Other 90 sq ft

Other 26 sq ft

Living room 232 sq ft

Kitchen 154 sq ft

Family room 232 sq ft

Primary Bedroom 134 sq ft

Bedroom 2 98 sq ft

Bedroom 3 113 sq ft

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited



RE/MAX River City

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