



Edmonton Alberta

\$640,000

A rare redevelopment opportunity in Westmount! This massive 70' x 137' PIE SHAPED CORNER LOT offers incredible potential for a luxury build, infill project, or long-term hold in a thriving area of high-end development. Ideally located w/ quick access to Downtown, the Brewery District & 124 Street, yet tucked away along a quiet service road w/ greenbelt separation--perfectly balancing convenience and privacy. Prefer to enjoy it now? Rent while you plan? This 1586sqft home features hardwood floors, an open-concept kitchen with eating bar, gas range, stainless appliances, and large windows. 2 bedrooms, 1.5 baths (w/ potential 2nd laundry set) & an AMAZING OFFICE/den, while the basement w/ separate entrance includes another bedroom & full 3pc bathroom (+ 4th bedroom & 2nd kitchen potential,) laundry & living space--ideal for extended family or income potential. Enjoy a SUNNY SW facing private yard with deck and gazebo--an urban oasis with endless upside! (id:6769)

Bedroom 3 Measurements not available

Living room 3.44 m X 4.86 m

Dining room 3.65 m X 2.74 m

Kitchen 3.51 m X 5.8 m

Den 3.51 m X 4.7 m

Primary Bedroom 3.4 m X 5.54 m

Bedroom 2 3.53 m X 3.7 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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



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