



## Edmonton Alberta

\$149,900

Investor Alert! Situated on a huge lot with mature trees and a single detached garage, this property is perfect for those looking to renovate or redevelop. Whether you're an investor, flipper, or first-time buyer looking to build sweat equity, this is a rare opportunity in a rapidly evolving neighbourhood. Located just steps from Commonwealth Rec Centre, schools, shopping, and public transit, and only minutes to the ICE District, downtown, and Rogers Place. With redevelopment happening all around, McCauley is a vibrant and growing community with loads of upside. Don't miss your chance to get into this up-and-coming area at an affordable price! SOME PHOTOS ARE VIRTUALLY STAGED. HOME IS SOLD AS-IS. WORK IS REQUIRED TO MAKE THIS HOME HABITABLE. NO WORKING FURNACE (id:6769)

Living room 10'9" x 12'6"

Dining room 10' x 9'1"

Kitchen 10'8" x 10'

Primary Bedroom 10' x 9'3"

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

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



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