



Edmonton Alberta

\$358,000

INVESTOR & INFILL OPPORTUNITY IN McQUEEN! Situated on a quiet, tree-lined street in the desirable community of McQueen, this 3-bedroom, 1-bathroom home offers 1,045 sq ft on the main level and sits on a 36.58 x 15.28 lot, creating an excellent opportunity for investors, renovators, or developers looking to unlock its full potential. The main floor remains largely in original condition, while the basement is ready for renovation, making this a fantastic project for those looking to renovate, hold, or explore future development potential. The property also features a single detached garage with convenient alley access. Enjoy the benefits of a mature, established neighbourhood with excellent schools, nearby amenities, parks and easy access to major routes for a quick commute throughout Edmonton. Whether you're looking for your next renovation project or an opportunity to capitalize on infill potential, this property is ready for its next chapter. Sold as-is, where-is. (id:6769)

Living room 3.73 m X 4.48 m

Dining room 2.81 m X 2.8 m

Kitchen 2.86 m X 3.14 m

Primary Bedroom 3.69 m X 3.14 m

Bedroom 2 3.7 m X 2.81 m

Bedroom 3 2.86 m X 3.13 m

Breakfast 2.01 m X 1.98 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.carriehanhamposty.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.