



## Edmonton Alberta

\$280,000

Excellent opportunity for investors, builders, or buyers looking for a property with outstanding future potential. Situated on a 30'x100' lot with DN1 zoning allowing custom developments, this property offers excellent redevelopment potential while providing strong holding value. The home features separate front and rear entrances, a second kitchen, and a spacious second living area in the basement. The main floor offers two bedrooms, while the basement includes a third bedroom and a full 4-piece bathroom, with an additional full 4-piece bathroom on the main level. Outside, you'll find a fully fenced and landscaped yard, along with a single detached garage. Recent updates include a new hot water tank, upgraded 100-amp electrical service, and newer windows. Ideally located just minutes from Downtown Edmonton, NAIT, the Royal Alexandra Hospital, schools, public transit, and all amenities, this property offers excellent holding value while you plan your next project. Whether you are looking to rent or live. (id:6769)

Bedroom 3 3.13 m X 3.21 m

Second Kitchen 3.68 m X 2.76 m

Living room 3.82 m X 4.41 m

Dining room 3.82 m X 1.56 m

Kitchen 3.22 m X 2.97 m

Primary Bedroom 3.18 m X 3.24 m

Bedroom 2 3.18 m X 3.25 m

Listing Presented By:



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Royal Lepage Arteam Realty

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



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