



## Edmonton Alberta

\$469,900

Rare 54' x 100' Lot in Prime Parkallen Location - Redevelopment Potential! This charming 2+1 bedroom bungalow sits on a large 54' x 100' lot in the desirable community of Parkallen, offering incredible potential under Edmonton's new zoning bylaw (RS - Small Scale Residential). The spacious main floor features a bright living room, kitchen, two bedrooms, and full bath. The fully finished basement includes a second kitchen, family room, and third bedroom - ideal for extended family or future suite potential. Enjoy the expansive, fully fenced yard with a deck, fire pit, and single detached garage. Just minutes to the U of A, U of A Hospital, LRT, Southgate, and walking distance to Parkallen Bilingual School. A great holding property or redevelopment opportunity. (id:6769)

Bedroom 3 3.68 m X 3.4 m

Living room 4.26 m X 4.9 m

Dining room 2.85 m X 2.38 m

Kitchen 3.98 m X 3.11 m

Primary Bedroom 3.19 m X 3.65 m

Bedroom 2 2.77 m X 3.62 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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