



## Edmonton Alberta

\$530,000

Prime redevelopment opportunity in the heart of Westmount on a rare 50x150 ft lot (nearly 700 m<sup>2</sup>) on a quiet, tree-lined street. Surrounded by character homes and ongoing revitalization, this oversized parcel offers exceptional potential for infill, redevelopment, or a full-scale restoration project. The existing 2.5-storey home offers nearly 2,000 sq ft above grade with 4+ bedrooms and 3 full baths, providing holding income or renovation flexibility while future plans are explored. Key improvements include concrete foundation walls redone on three sides and a double garage added in the 90s. The home retains original hardwood, 9 ft ceilings, and classic architectural details, offering a strong foundation for those looking to restore or repurpose. Upper level includes secondary kitchen space and separate access to the yard, adding versatility. Expansive lot depth with rear lane access enhances redevelopment options. Located minutes to downtown, 124 Street, schools, parks, and amenities. A rare opportunity (id:6769)

Bedroom 3 Measurements not available

Living room 4.13 m X 3.84 m

Dining room 4.53 m X 4.54 m

Kitchen 4.27 m X 3.02 m

Primary Bedroom 4.14 m X 4.04 m

Family room 3.99 m X 2.87 m

Bedroom 2 3.28 m X 2.53 m

Bedroom 4 Measurements not available

Bonus Room 6.71 m X 4.91 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



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