



## Edmonton Alberta

**\$475,000**

Listing Presented By:



Great investment property in Mckernan situated on a large 44 x 130 ft lot. A total of 532m<sup>2</sup> this is the perfect buy and hold property with future redevelopment potential. Walking distance to U of A campus, Whyte Avenue, public transportation. 2 large bedrooms upstairs, 4 piece bathroom, living room, kitchen. Separate entrance leading downstairs to 1 bedroom suite (not legal). High efficient furnace, vinyl windows, 100amp electrical and shared laundry. Large newer double garage located in the back next to the low maintenance backyard. Loads of potential here. (id:6769)

**Bedroom 3** Measurements not available

**Kitchen** 3.7 m X 2.8 m

**Second Kitchen** Measurements not available

**Primary Bedroom** 3.3 m X 3 m

**Living room** 5.1 m X 4.3 m

**Bedroom 2** 3.4 m X 2.4 m

**Dining room** Measurements not available

Originally Listed by:  
MaxWell Devonshire Realty

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



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