



Edmonton Alberta

\$340,000

PRIME INFILL OPPORTUNITY IN QUEEN MARY PARK! Investors, builders and developers... this one deserves a closer look. Set on an impressive WEST-FACING 47' x 150' lot, this property offers nearly 7,000 sq. ft. of land in one of Edmonton's most convenient central locations. The existing bungalow provides the option to renovate, hold or rent while planning your next move, while the substantial lot creates exciting possibilities for future redevelopment. Mature surroundings, a quiet residential street and excellent access to Downtown make this an attractive long-term investment. Just minutes from the Brewery District, 124 Street, Rogers Place, ICE District, Kingsway Mall and major commuter routes. Whether you're searching for your next infill project, investment property or custom-build site, this is a fantastic opportunity to secure a substantial parcel in an established neighbourhood. (id:6769)

Living room 5.61 m X 3.58 m

Dining room 3.5 m X 2.52 m

Kitchen 2.77 m X 2.6 m

Primary Bedroom 3.65 m X 3.59 m

Bedroom 2 2.6 m X 3.49 m

Listing Presented By:



Originally Listed by:
The Foundry Real Estate Company
Ltd



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