



Edmonton Alberta

\$449,900

Prime Garneau opportunity -- invest, renovate, or redevelop. This 1908 character home sits on a generous 33' x 131' lot in one of Edmonton's most desirable central neighbourhoods. Whether you're looking to restore its original charm, generate rental income, or explore redevelopment potential, the bones are here and the location delivers. You're walking distance to the University of Alberta, Whyte Avenue's vibrant scene, the River Valley trail system, Kinsmen Sports Centre, and Victoria Golf Course. Downtown and Rogers Place are minutes away. Everything that makes Garneau special is right outside your door. The property includes a spacious backyard with updated fencing and paving stones, plus a detached single-car garage. Perfect for investors seeking a value-add project or builders ready to create something new in a neighborhood where land and redevelopment opportunities rarely become available. Don't miss out (id:6769)

Recreation room 4.77 m X 2.32 m

Storage 2.02 m X 1.42 m

Utility room 2.31 m X 1.98 m

Living room 3.77 m X 3.66 m

Dining room 5.28 m X 3.36 m

Kitchen 5.82 m X 2.92 m

Mud room 2.52 m X 1.99 m

Primary Bedroom 3.65 m X 3.35 m

Bedroom 2 3.92 m X 2.88 m

Bedroom 3 3.92 m X 2.36 m

Listing Presented By:



Originally Listed by:
Real Broker

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.