



Edmonton Alberta

\$515,000

Welcome to this charming property nestled in the heart of the highly desirable community of Garneau. Situated just blocks away from the University of Alberta campus, U of A Hospital, Whyte Avenue, and the LRT station, this home offers unbeatable convenience. Featuring a functional layout with 2 bedrooms upstairs with a full bath, a bright living space, dining and kitchen on the main floor; the finished basement has one bedroom, one full bath ensuite and kitchen (not legal suite). It serves as investment or first home for university staff and professionals/students. With its prime location and RF3 zoning, this property also boasts incredible long-term infill or redevelopment potential. Don't miss out on this rare opportunity in one of Edmonton's most vibrant and walkable neighbourhoods! (id:6769)

Bedroom 3 2.26*2.72

Second Kitchen 4.66*2.16

Laundry room 3.21 * 2.71

Living room 5.12*3.41

Dining room 2.45*2.02

Kitchen 2.45*2.93

Den 2.98 * 3.21

Primary Bedroom 3.23*5.09

Bedroom 2 2.46*4.55

Listing Presented By:



Originally Listed by:
Century 21 Masters



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