



## Edmonton Alberta

\$530,000

Prime Garneau location! Visit the REALTOR(R)'s website for more details. This charming bungalow sits on a 33x132 ft lot on a quiet, tree-lined street just a short walk from the University of Alberta and U of A Hospital. Perfect for investors or future redevelopment. Recent updates include shingles and plumbing (2023), as well as main floor windows, flooring, and paint. The home features a bright main level with a functional layout and a second kitchen in the basement for added flexibility. The lot offers excellent redevelopment potential in one of Edmonton's most sought-after neighbourhoods--build now or hold and rent until you're ready. Opportunities like this near the University are rare! (id:6769)

**Family room** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

Listing Presented By:



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RE/MAX Excellence

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

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