



## Edmonton Alberta

\$339,900

Welcoming its next family or investor with the promise of a blank canvas, this well-maintained property offers two exciting paths forward: a full cosmetic revival to restore its character and charm, or a prime redevelopment opportunity for those seeking to create something entirely new. Situated on a massive 49.5' x 115' lot, the spacious layout includes 6 bedrooms, hardwood floors, decorative ceilings, archways, a formal living room, dining room with teak built-in, main-floor bedroom and den, plus three bedrooms upstairs. Updates include roof (2019), hot water tank (2024), mudjacking (2023) and more! Second kitchen, bedroom and a partly-finished full bathroom in the basement opens the possibility for developing a secondary suite. Mature trees frame the large lot with garden space to spare. With size, character, and solid fundamentals, this home is ready for someone with vision to bring it back to life! (id:6769)

Family room 3.56 m X 3.4 m

Bedroom 6 3.31 m X 2.87 m

Second Kitchen 3.56 m X 2.9 m

Storage 2.93 m X 2.59 m

Living room 5.46 m X 3.63 m

Dining room 3.61 m X 2.93 m

Kitchen 3.6 m X 2.36 m

Bedroom 4 3.96 m X 3.23 m

Bedroom 5 3.08 m X 2.95 m

Primary Bedroom 4.96 m X 3.7 m

Bedroom 2 4.31 m X 4.15 m

Bedroom 3 3.13 m X 2.52 m

Listing Presented By:



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MaxWell Progressive

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

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