

Edmonton Alberta

$447,700

Tucked into the historic charm of the Highlands area, this is the kind of setting that creators and visionaries wait for. The property currently faces open school grounds and park space, capturing wide-open western skies and stunning evening sunsets pouring across the front of two lots. The Highlands: canopy-lined avenues, quick minutes to scenic Ada Boulevard and the river valley trail network, and a short jaunt to the beloved local bakeries, markets, and cafes that give this community its timeless character. The site itself is a true standout--offering a generous combined 52'11.5 frontage across both parcels with rear lane access, offering the ideal width and rear alley setup to accommodate a traditional two-lot subdivision or other custom infill dreams. The existing 1.5-storey home retains vintage elements like real hardwood and historic windows, but requires major rehabilitation. This is an extraordinary footprint in one of Edmonton's most treasured heritage communities. (id:6769)

Living room 4.2 m X 3.38 m
Dining room 3.83 m X 3.53 m
Kitchen 4.75 m X 4.36 m

Primary Bedroom 3.36 m X 3.38 m
Bedroom 2 4.2 m X 2.65 m

Listing Presented By:



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Century 21 Masters

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