



## Edmonton Alberta

\$425,000

Fantastic investment opportunity in a PRIME location within walking distance to the McKernan/Belgravia LRT, transit, and the University of Alberta. Situated on a large 42.5' x 130.2' lot, this property offers excellent redevelopment or long-term holding potential. Built in 1949, the home features 4 bedrooms (1 above grade, 3 below) and 2 full bathrooms, including a newly built basement bathroom (2023). Recent upgrades provide peace of mind, including new plumbing throughout with underground drainage, backwater valve, updated water lines (2023), new attic insulation (2025), new hot water tank (2025), and a newer furnace (2016). Additional features include original hardwood flooring, a stacking laundry combo (2023), 100-amp electrical service, and a single detached garage for parking or storage. A rare opportunity in a highly desirable, transit-friendly neighbourhood with strong rental and redevelopment potential. (id:6769)

Bedroom 2 2.8 m X 3.56 m

Bedroom 3 2.53 m X 3.55 m

Bedroom 4 2.43 m X 3.54 m

Laundry room 2.09 m X 1.29 m

Living room 3.35 m X 3.69 m

Dining room 3.16 m X 3.69 m

Kitchen 3.68 m X 2.65 m

Primary Bedroom 3.25 m X 3.67 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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