



Edmonton Alberta

\$410,000

Welcome to this 1912 two story character home with 3 bedrooms, 4 pce bathroom and an "en suite" of the primary bedroom. The home is located on a corner site within the North Central District and the Stadium District Node. This site is currently Zoned RS, which limits redevelopment potential through a density cap tied to site area (max. 7 units), a maximum site coverage of 45% and restrictive form controls. The home is presently rented out to longtime tenants with an agreement till June 30th, 2027, with a monthly rent of \$1,700 plus utilities. The home was extensively renovated prior to 2006, windows, electrical, plumbing, cherrywood kitchen cabinetry. More recent upgrades are; 2014 high efficiency furnace, 2014 water tank, 2016 asphalt shingles. The home has many attractive little architectural details, such as crown mouldings, 9 ft ceilings, fluted newel post with painted wooden balustrade, tray ceilings, transoms over doors. (id:6769)

Living room 4.87 m X 3.64 m

Dining room 4.1 m X 3.59 m

Kitchen 4.17 m X 2.26 m

Mud room 3.5 m X 1.83 m

Other 3.55 m X 2.62 m

Primary Bedroom 4.63 m X 3.23 m

Bedroom 2 3.33 m X 2.37 m

Bedroom 3 3.4 m X 3.37 m

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
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