



Edmonton Alberta

\$525,000

Prime Infill & Rental Opportunity, Steps from LRT! Just one block south of the 76 Ave & 114 St LRT Station sits this beautiful 4-bedroom character home on a massive 48' x 130' fenced lot. Offering approx. 850 sq. ft. on the main floor, the home features hardwood floors throughout the living areas and kitchen, a bright south-facing living room filled with natural light, a fully developed basement, a newer double detached garage (2013), 100-amp electrical and new high efficiency furnace and hot water heater. Perfectly positioned in a high-demand area, you're steps to the University of Alberta, University Hospital, Cross Cancer Institute, Whyte Ave, and the beautiful river valley. Whether you're looking to renovate this charming home or build a lucrative new infill, this property offers outstanding potential for both owner-occupiers and investors. Strong rental demand makes it an easy income producer right away. A fantastic location with serious upside -- don't miss it! (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 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:



Originally Listed by:
2% Realty Pro



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