



Edmonton Alberta

\$700,000

Corner lot opportunity in sought-after McKernan! This tenant-occupied property offers rental income today and potential for future rezoning and redevelopment, subject to City approval. Located within walking distance of McKernan/Belgravia LRT Station and the University of Alberta Hospital, it is well positioned as a long-term holding property. The home features six bedrooms—two on the main floor, two upstairs and two in the basement—and three bathrooms, one on each level. A side entrance provides additional access, with shared laundry serving the upper and lower levels. The roof is approximately 15 years old, NEW AC and Furnace, NEWER HOT WATER TANK(2019) and the window exteriors have protective capping, and FEW NEW WINDOWS. An excellent opportunity for investors seeking an income-producing property with future development potential in an established university-area neighbourhood. (id:6769)

Family room Measurements not available
Bedroom 5 Measurements not available
Bedroom 6 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
Den Measurements not available
Bedroom 3 Measurements not available
Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:
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