

## Edmonton Alberta

\$295,000

PRICED TO SELL! Charming 1914 Character Home in Inglewood on a 10.89 x 42.95 m lot. Enjoy now or develop. This timeless 1-bedroom, den/potential 2nd bedroom, 1-bath gem is full of warmth and creativity, offering BONUS detached studio/office/guest accommodation. Home features original hardwood floors and updated kitchen. Large and private fenced yard with fruit trees and plantings provide a garden oasis perfect for quiet mornings or entertaining. Located steps to 124 street, parks, shops, schools, post-secondary institutions, and recreation, this property offers both charm and potential—with opportunities for future development. Bonus: Can be purchased together with neighboring property (MLS E4438483 - separate owner) for added investment value. Property is a fixer upper. (id:6769)

Living room  $9'10 \times 16'5$ Dining room  $9'10'' \times 5'7$ Kitchen  $9'11 \times 11'10$  Den 7'3" x 11'2 Primary Bedroom 9'9" x 9'6" Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by: MaxWell Polaris



**RE/MAX River City** 13120 St Albert Trail NW, Edmonton, AB, T5L4P6

Phone: 780-982-1119 ahmadsai@remax.net