

Edmonton Alberta

$778,900

RARE BELGRAVIA OPPORTUNITY - PRIME LOCATION, EXCELLENT RENTAL INCOME & EXCITING REDEVELOPMENT POSSIBILITIES! LOCATION, LOCATION, LOCATION! Welcome to this well-maintained bungalow in the heart of highly desirable Belgravia, just minutes from the University of Alberta, University of Alberta Hospital, and the beautiful river valley! An exceptional opportunity for homeowners, investors, and developers alike! The home features 4 bedrooms on the main floor and 3 additional bedrooms in the basement, with great rent income. The current tenants are students mainly. ATTENTION DEVELOPERS - TIME-SENSITIVE OPPORTUNITY FOR MULTIPLE TOWNHOUSES! Interested buyers have an important window of opportunity to prepare their development plans and submit the necessary applications before January 22, 2027, subject to City of Edmonton requirements and approvals. LIVE IN IT, RENT IT OUT, OR EXPLORE ITS REDEVELOPMENT POTENTIAL -- DON'T MISS THIS RARE BELGRAVIA OPPORTUNITY! (id:6769)

Family room 4 m X 6.98 m
Bedroom 4 3.72 m X 3.75 m
Bedroom 5 2.78 m X 4.36 m
Living room 4.15 m X 5.66 m

Kitchen 4.68 m X 2.95 m
Primary Bedroom 4.1 m X 4.65 m
Bedroom 2 2.92 m X 3.92 m
Bedroom 3 3.57 m X 2.78 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

http://www.westerncanadarealty.com/

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