



## Edmonton Alberta

\$309,888

Prime Investment & Redevelopment Opportunity in Bellevue! Situated on a 50 x 123 lot (571.327 sq m) and zoned RS, this property is ideal for builders, investors, or buyers looking for a handyman special. The existing home requires significant renovation and is being sold primarily for lot value, offering exceptional potential to redevelop or build your dream home in a mature central community. The current layout includes 2 bedrooms and 1 bathroom on the main floor, with additional basement rooms that may offer future bedroom potential subject to proper egress and code compliance. A double detached garage adds further value and functionality with restoration. Located minutes from Concordia University, Borden Park, Eastglen Leisure Centre, golf, shopping, public transit, the River Valley trail system, and downtown Edmonton. Excellent opportunity in a sought-after location with strong redevelopment upside and long-term investment potential. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://roberthasek.edmontonrealestatepro.ca/>



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