



Edmonton Alberta

\$499,000

INVESTORS, BUILDERS & DEVELOPERS! An outstanding opportunity in Queen Mary Park on a massive 50' x 150' CORNER LOT (682m²) just minutes from Downtown. With its generous dimensions and prime corner exposure, this property offers exciting future potential for infill or multi-unit redevelopment, subject to City approvals and zoning regulations. Hold, rent, renovate or explore redevelopment possibilities while owning a substantial piece of land in a central, evolving neighbourhood. The existing character home offers approximately 2,200 sq.ft. of developed living space with 4 bedrooms, 3 full bathrooms and a fully renovated basement. Updates include electrical, newer windows and a maintenance-free roof. A huge side yard, mature trees, single garage and ample parking further highlight the property's exceptional footprint. A rare opportunity where land, location and future potential come together! January possession - Allowing you to get all permits organized! (id:6769)

Bedroom 4 3.05 m X 3.2 m

Living room 5.18 m X 3.05 m

Dining room 3.2 m X 3.05 m

Kitchen 3.35 m X 3.05 m

Primary Bedroom 3.66 m X 3.28 m

Bedroom 2 3.89 m X 2.74 m

Bedroom 3 3.96 m X 3.66 m

Listing Presented By:



Originally Listed by:
Rimrock Real Estate

<http://www.adamdirksen.com/>



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