



## Edmonton Alberta

\$298,998

Opportunity awaits on this oversized lot in Alberta Avenue. Whether you're looking to redevelop, build new, or add to your investment portfolio, this property offers incredible potential in a central location. With convenient access to public transit and just minutes from NAIT, the Royal Alexandra Hospital, Commonwealth Stadium, and Kingsway Mall, this location is well positioned for future development and strong long-term value. The existing home is a charming 3-bedrooms, 2-baths with a fully finished basement. A rare opportunity to secure an oversized double lot in one of Edmonton's established neighbourhoods. (id:6769)

Bedroom 3 Measurements not available

Living room 3.59 m X 4.91 m

Kitchen 4.54 m X 2.32 m

Bonus Room 3.62 m X 2.97 m

Primary Bedroom 3.39 m X 4.25 m

Bedroom 2 2.99 m X 4.25 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty



**RE/MAX River City**

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