



Edmonton Alberta

\$289,900

Developer or Investor Opportunity. This larger corner lot offers exceptional potential, with zoning that allows for developments of up to six units. The property provides flexible zoning suitable for residential use or small-scale commercial applications, including food and beverage service, health services, office space, or child care. It also presents an excellent opportunity for those seeking an affordable primary residence. The main floor features three bedrooms, one full bathroom, a kitchen, and a living room. The basement includes one bedroom, one bathroom, a laundry area, and utility space. A separate rear entrance to the basement offers the potential for additional rental income. Ideally located with convenient access to all amenities, the property is approximately a 10-minute drive to the University of Alberta and just minutes from downtown Edmonton. A double detached garage provides ample parking and storage. This is a rare opportunity with significant development and investment potential. Do (id:6769)

Bedroom 4 Measurements not available

Living room 12.8' x 11.2'

Kitchen 11.8' x 10.9'

Family room 11.3' x 10.9'

Primary Bedroom 10.0' x 8.5'

Bedroom 2 10.0' x 8.5'

Bedroom 3 10.0' x 8.6'

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

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



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