



Edmonton Alberta

\$249,900

An excellent opportunity for investors, builders and renovators to secure a detached property on a 33' x 123' corner lot in the established community of Montrose. Offering strong value-add potential, this property may suit renovation, rental, long-term holding or future redevelopment, subject to applicable zoning and municipal approvals. The bi-level home features a functional layout, a fully finished basement with large windows, a spacious family room, a large deck, a fenced yard and convenient back-lane access. Ideally positioned across from a school and playground, the property is also within easy reach of Concordia University of Edmonton, river valley trails, parks, public transit, shopping and daily amenities. Mature surroundings and convenient access to major roadways add to the appeal for both investors and future occupants. Property is being SOLD AS IS, WHERE IS, with no representations or warranties. A strong value-add opportunity in a mature Edmonton neighbourhood. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Kairali Realty Inc.

<https://www.kairaliirealty.ca/>



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