



Edmonton Alberta

\$398,000

Charming, Quiet street! Perfect for Investors, Developers Lot size: 7490.82 Sq Ft lot. Zoned RF3 (small scale infill development). Close to NAIT, Concordia University, bus routes, bike lanes. 3 bedroom bungalow, 2 bedroom basement suite w/separate entry. Natural light, East facing. Original hardwood floors. Kitchen has large window overlooking the backyard. Kitchens were renovated in 2017. Basement was renovated in 2024. Mature trees on lot. Double detached garage, w/new concrete floors, gas line for heat, verandah. Fully fenced (wrought iron in front), mature trees. Good mix of homes and infill development. This house is suitable as a primary residence, as revenue property, or for infill development. Seller discloses there is no secondary suite permit. 40-60 Amp (to be confirmed), 22 Volt service for garage. Double car garage plus 2 off street spots, on street parking. House 100 Amp service (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Storage Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<https://ushedaakbarshanks.excellenceyeg.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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