Edmonton Alberta

$210,000

An exceptional opportunity for builders, developers, and investors--this 33' x 125' lot in the heart of Edmonton presents outstanding potential for new construction or redevelopment. Currently occupied by a 1912 1.5-storey, 994 sq. ft. home with three bedrooms and one bathroom, the property offers a valuable footprint for those looking to design and build a modern residence or an investment property. The existing structure features a bright living room, a spacious kitchen, and a partly finished basement, providing flexibility for interim use or renovation while planning your project. The lot's size, location, and accessibility make it an attractive choice for infill development. With a large fenced backyard, proximity to schools, public transit, and just minutes to downtown Edmonton, this property combines a central location with strong potential for growth and value. Seize the chance to transform this character property into a contemporary build or a high-yield investment. (id:6769)

Living room 3.31 m X 5.59 m	**Primary Bedroom** 2.49 m X 3 m
Kitchen 4.97 m X 2.98 m	**Bedroom 2** 2.85 m X 2.6 m
Family room Measurements not available	**Bedroom 3** 2.88 m X 2.05 m

Listing Presented By:

Originally Listed by:
Exp Realty

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