



## Edmonton Alberta

\$364,900

Attention developers and investors! Located in the central neighborhood of Prince Charles, on an inviting street across from both a playground and spray park, the existing home sits on a 50' x 140' lot, zoned RS, and is perfect for anything from a single-family home, lot subdivision, to an 8 unit rental! The neighborhood offers easy access to schools, shopping, downtown, the amenities of 124 ST, and the Yellowhead. The existing home is a 1.5 storey, over 1100sqft, currently rented and needing some TLC. The main floor features a living and dining room, kitchen, 4pc bathroom, and bedroom. On the 2nd floor are two additional bedrooms. The basement has a 4th bedroom, family room, 3pc bath, and storage. The backyard is huge, with a single car garage and plenty of yard space. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Laundry room 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:



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Lux Real Estate Inc

<http://www.skywardhomes.ca/>



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