



## Edmonton Alberta

\$325,000

Prime infill opportunity on a corner lot in the mature neighbourhood of Montrose! Situated on a quiet street beneath beautiful elm trees, this property offers excellent potential for investors, builders, or buyers looking to secure a future build site while enjoying rental income or affordable homeownership today. The charming 1.5-storey home is being sold as-is but is comfortable and full of character, making it a great holding property or project for a handy buyer. Updates include newer vinyl windows, furnace, hot water tank, and appliances, plus new fencing on both sides of the lot. Conveniently located near transit with quick access to downtown, this is your chance to invest in an established neighbourhood with long-term upside. (id:6769)

Living room 3.8 m X 5.47 m

Kitchen 3.75 m X 3.54 m

Den 2.69 m X 2.57 m

Primary Bedroom 3.8 m X 3.32 m

Bedroom 2 2.06 m X 4.13 m

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.alannadawleyrealtor.com/>



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