



Edmonton Alberta

\$357,000

DEVELOPMENT OPPORTUNITY or HANDYMAN SPECIAL! Live in it, flip it, rent it out or tear it down! 50' x 150' CORNER LOT with Small Scale Residential (RS) zoning & excellent redevelopment potential for 8-10 residential units, subject to City approval. Existing bungalow features newer shingles (2022), vinyl siding & windows, 2 bedrooms, 4-pc bath, living room & eat-in kitchen. Nearly finished basement offers a 3-pc bath, kitchenette/canning room & additional bedroom/rec space. Permits obtained for basement development; final inspections in progress with drywall to be installed to close permits. OVERSIZED 25'10 x 23'11 HEATED DOUBLE GARAGE is insulated, drywalled & painted. Concrete patios & newer pressure-treated south fence. Seller discloses basement water infiltration during heavy rainfall in summer 2026. Affected drywall removed & 3 interior sump pumps installed; no further infiltration observed. (id:6769)

Family room 4.07 m X 4.98 m

Bedroom 3 3.14 m X 3.19 m

Second Kitchen 3.56 m X 2.69 m

Laundry room 1.93 m X 1.95 m

Utility room 1.8 m X 2.94 m

Living room 4.52 m X 4.55 m

Kitchen 4.31 m X 3.65 m

Primary Bedroom 3.06 m X 3.31 m

Bedroom 2 3.25 m X 2.83 m

Listing Presented By:



Originally Listed by:
Real Broker

https://linktr.ee/team_seitz



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.