



Edmonton Alberta

\$399,900

Situated on a substantial 58' x 125' lot with subdivision potential (buyer to verify), this well-maintained 1,000 sq ft bungalow offers an appealing opportunity for today and the future. The main floor features 2 bedrooms, while the legal basement suite adds a third bedroom and provides flexibility for rental income or extended family. Significant updates include the roof, triple-pane windows, central A/C, furnace, electrical panel, and hot water tank. Live in it, rent it out, or generate income while holding the property for future redevelopment. With its generous lot dimensions and potential to subdivide (buyer to verify), this is an attractive option for homeowners, investors, and developers looking for a property that offers value today with even greater possibilities down the road. (id:6769)

Bedroom 3 3.38 m X 2.74 m

Second Kitchen 4.88 m X 4.83 m

Storage 1.12 m X 2.62 m

Utility room 3.37 m X 4.67 m

Living room 3.68 m X 5.59 m

Dining room 3.55 m X 3.58 m

Kitchen 3.55 m X 3.58 m

Primary Bedroom 3.11 m X 3.96 m

Bedroom 2 3.55 m X 2.93 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://theamyottgroup.com/>



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.