



## Edmonton Alberta

\$289,900

Fantastic oversized lot in the desirable community of Westwood. Situated on a mature tree lined street, this huge 649m2 lot is 15.28m wide (50ft) by 42.61m (140ft) deep. Previously zoned RF3 prior to 2024. Fantastic redevelopment property that still has some life left in it. Over 1000 sq ft, the main floor features original hardwood in the living room and bedrooms. Oversized kitchen/dining area, 2 large bedrooms and a 4 piece bathroom. Basement is partly finished with 2 extra rooms and plumbing for a 3 piece bathroom. Single detached garage and an alley with a berm for added privacy. Updated H/E furnace & 100amp electrical. Also a great starter home in a family orientated neighborhood with friendly neighbors; a rarity to find a community like this. Westwood Arena, Community Center & park with playgrounds, walking trails and outdoor sports are all within a few blocks. Elementary, jr high and highschoools all within a 5 minute drive. Easy access to public transportation to NAIT, Kingsway Mall and downtown. (id:6769)

Living room 5.94 m X 4.7 m

Dining room Measurements not available

Kitchen 4.72 m X 3.46 m

Primary Bedroom 3.45 m X 3.41 m

Bedroom 2 3.42 m X 3 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.curtisinvests.com/>



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