



## Edmonton Alberta

\$419,000

This character-filled 1600 sq ft 7 BEDROOM raised 1.5 story home presents an exceptional investment and land banking opportunity on a MASSIVE 50x150 FOOT LOT, offering incredible future potential for a 4,6 or 8-plex development. The main floor welcomes you with timeless hardwood floors, arched doorways. Featuring a spacious kitchen, formal dining room, living room, office area, primary bedroom, and full bath. Upstairs, you will find three additional bedrooms and a second full bathroom. The basement features a fully LEGAL and PERMITTED 3-bedroom suite with a separate entrance, large kitchen, and living area. Outdoor highlights include a large fenced yard, a large deck, and a spectacular 26x26 ft detached double garage built in 2015, featuring 220V power, 10 ft ceilings, and 9x9 doors. Perfectly situated in prime community of Westwood, high-demand location close to NAIT, Kingsway Garden Mall, and the Royal Alexandra Hospital, this property is a versatile gem for holding or immediate income. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Second Kitchen 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

Bedroom 4 Measurements not available

Listing Presented By:



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