



## Edmonton Alberta

\$309,000

Charming 1940s character home on a spacious 470.23 m<sup>2</sup> lot, offering incredible versatility for homeowners and investors alike. This bright and inviting property features original hardwood flooring and timeless finishes that bring warmth and personality throughout. The main level offers two comfortable bedrooms, a functional layout, and an abundance of natural light. Downstairs, the partially finished basement includes a full kitchen and separate rear entrance, creating excellent potential for future suite development. Outside, the property truly stands out with both an attached single garage and a detached single garage equipped with a gas line... ideal for a workshop, additional storage, or hobby space. Perfectly located near NAIT, this home is well-positioned for student rentals, long-term investment, redevelopment opportunities, or simply enjoying as-is. Whether you're looking to live in, rent out, or build for the future, this property offers flexibility and value.

(id:6769)

Kitchen Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



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