



## Edmonton Alberta

**\$379,000**

This welcoming 4-bedroom, 2-bathroom home offers a wonderful opportunity for those looking to put down roots while building future value. Set on a generous lot with potential for subdivision 54' x 124'(subject to municipal approval) the property provides flexibility for today & exciting possibilities for tomorrow. Whether you envision renovating to make it your own, holding it as a long-term investment, or exploring development options, this home offers room to grow in more ways than one. Inside, you'll find a comfortable layout with spacious rooms & solid construction, making it easy to imagine updates that reflect your style & needs. With 4 bedrooms, 1 up (easily converted back to 2), 3 down & 2 bathrooms, there's plenty of space for families, guests, or home offices & strong appeal for future resale or rental opportunities. The large lot adds to the sense of space & opens the door to creative possibilities. This is a chance to create something special while enjoying the security of a smart investment. (id:6769)

Bedroom 2 12'10" x 9'8"

Bedroom 3 10'10" x 9'7"

Bedroom 4 10'9" x 10'1"

Recreation room 11' x 11'8"

Utility room 9'9" x 12'5"

Laundry room 4'3" x 14'1"

Living room 12'2" x 11'7"

Dining room 12'2" x 6'

Kitchen 12'7" x 10'4"

Primary Bedroom 25'1" x 15'4"

Listing Presented By:



Originally Listed by:  
Local Real Estate

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