



## Edmonton Alberta

\$390,000

Located on a west-facing corner lot in Elmwood Park, this 6,440 sq. ft. property presents an excellent opportunity for builders, investors, and purchasers exploring CMHC MLI Select multi-family development potential. The existing bungalow offers 2 bedrooms and 1 full bathroom and is currently tenant occupied, providing holding income while future redevelopment plans are considered. The home features a partially finished basement with a large recreation area that could serve a variety of future uses, along with substantial unfinished space ideal for storage or additional development. The fenced yard and prominent corner positioning further enhance the property's long-term potential. Convenient access to major transportation routes, including the Yellowhead Trail, provides excellent connectivity throughout the city. Immediate possession may be available, subject to assumption of the existing tenant. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://ziomarty.com/>



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