



Edmonton Alberta

\$275,000

ATTENTION INVESTORS & DEVELOPERS! Prime opportunity on a spacious 40' x 125' corner lot offering excellent potential for future multifamily development. The existing home features 3 bedrooms, 2 bathrooms, a second kitchen, and a rear basement entrance at grade, making it well suited for a variety of living arrangements (basement suite is ILLEGAL, seller has never used it as a rental). Recent improvements include 2024 windows and a 2025 furnace, while the basement offers partial development ready for your finishing touches. Outside, the double detached garage is easily accessed from the paved rear lane. Conveniently located near public transit and just a 10-minute walk to Delton School, Delton Community League and Park. A fantastic opportunity to hold, renovate or explore future redevelopment potential! (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

Bedroom 3 Measurements not available

Listing Presented By:



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