



Edmonton Alberta

\$659,900

Investor alert in the heart of Delton! This charming 1953 bungalow sits on a LARGE RF3-zoned lot with incredible future potential—perfect for living, renting, redeveloping, or subdividing. The bright main floor features 2 bedrooms, a full bath with jacuzzi tub, sun-filled dining area, cozy living room with fireplace, and functional kitchen. The fully developed basement offers a SEPARATE ENTRANCE, second kitchen, 2 bedrooms, full bathroom, and DUAL FURNACES—creating excellent LEGAL SUITE potential. Outside, enjoy a PRIVATE oasis backyard with deck, pond, and mature trees, plus a LARGE concrete parking pad with RV PARKING, plus extra exterior electrical outlets. Potential to SUBDIVIDE into 3 lots for infill, duplex, single-family, or small multi-family development. Conveniently located close to schools, transit, shopping, and downtown access—an exceptional opportunity for homeowners, investors, and developers! (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Laundry room 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

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

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