



Edmonton Alberta

\$269,400

Welcome to this 1071 sq ft bungalow offering great potential in a prime location, ideal for redevelopment or a handyman project! Featuring 2 bedrooms and a 4-piece bath on the main floor, this home sits on a generous 45' x 120' lot zoned RF3, making it an excellent opportunity for investors or builders looking to take advantage of the zoning flexibility. The property also includes a double detached garage, adding both convenience and value. Inside, the home is being sold as is, where is, offering a blank slate for those with vision. Notable updates include a newer furnace (2022), providing a solid start for future improvements. Located close to schools, shopping, transit, and major routes, this property offers both convenience and long-term potential. Whether you're looking to renovate, rebuild, or redevelop, this is a rare opportunity in an increasingly desirable area. Don't miss your chance to unlock the potential of this well-located property! (id:6769)

Living room 3.89 m X 5.58 m

Dining room 3.79 m X 3.61 m

Kitchen 3.1 m X 4.47 m

Primary Bedroom 3.16 m X 3.97 m

Bedroom 2 3.79 m X 2.94 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://coreyleblancrealty.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net