



## Edmonton Alberta

\$279,900

Cute with a Capital C... and full of potential in Calder! Attention investors, flippers, builders! This 50' x 125' RS-zoned lot offers a prime opportunity for value creation in a maturing area. With multiple strategies available, this property is ideal for those looking to renovate and resell, generate rental income, or plan for future redevelopment. The existing one-and-a-half storey home features 2 bedrooms on the main floor plus a loft/flex room, along with a full unfinished basement. The lot itself is a standout, with a mature, tree-lined backyard and a single detached garage, offering flexibility and long-term upside. Conveniently located minutes from Downtown Edmonton, with easy access to transit, schools, and amenities. Renovate, rebuild, or hold—multiple options with strong upside. (id:6769)

Living room 14'8 x 11'10

Kitchen 14'8 x 10 ft

Primary Bedroom 11'3 x 11'11

Bedroom 2 11'2 x 8'5

Bedroom 3 8'10 x 26'2

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty



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