



## Edmonton Alberta

\$320,000

Welcome to this spacious bungalow, situated on a massive 64' x 115' corner lot and a back alley access in the desirable Wellington neighborhood, offering excellent potential for homeowners, investors, or builders looking for an infill development opportunity. The main floor offers 3 bedrooms and 1 full bathroom, while the fully finished basement provides additional living space, a second kitchen, and a separate entrance--ideal for extended family. The oversized corner lot with rear alley access provides exceptional flexibility and is well suited for an infill project. The generous lot dimensions and corner location and easy accessibility to Yellowhead and St Albert Trail, offer plenty of possibilities for future development. Conveniently located with easy access to major roadways, transit, schools, parks, shopping, and everyday amenities, this property combines a desirable location with outstanding land value and development potential. (id:6769)

Den Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen 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

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<https://www.maxwellrealty.ca/agent/param-uppal/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.