



## Edmonton Alberta

\$330,000

Opportunity knocks in Kensington! Situated on a massive 52' x 120' lot with both front drive access and rear alley access, this original-owner bungalow offers outstanding future potential for homeowners, investors, or infill buyers. The separate rear entrance creates excellent opportunity for a future legal basement suite, while the oversized lot width opens the door for redevelopment possibilities or a future triple detached garage -- a rare feature on mature lots and a major resale advantage. Lovingly maintained over the years, the home offers solid bones with 3+1 bedrooms, 2 full baths, 100 amp service, newer furnace, hot water tank, and shingles already completed. The interior remains largely original but has been well cared for and provides a great canvas for renovation or long-term holding. Located close to transit, main commuter routes, schools, parks, and everyday amenities. ADDITIONAL PHOTOS WILL BE ADDED SUNDAY MAY 17. (id:6769)

Utility room 3.3 m X 7.3 m

Family room 12 m X 38.1 m

Bedroom 4 12 m X 38.1 m

Living room 12.5 m X 15.6 m

Dining room 9.3 m X 9.7 m

Kitchen 13.1 m X 8 m

Primary Bedroom 12.1 m X 9.6 m

Bedroom 2 12.1 m X 8.4 m

Bedroom 3 9.8 m X 9.7 m

Breakfast 8.4 m X 6.2 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



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