



Edmonton Alberta

\$550,000

Prime redevelopment opportunity in sought-after North Glenora! This rare offering includes two half-duplex properties being sold together to one buyer, situated on a substantial 1,423 m² (15,317 sq ft) lot. Ideal for developers or investors looking to capitalize on the area's strong demand and ongoing revitalization. Has a Second Kitchen also features 3 bedrooms and a full bath on the main level, along with a finished basement offering an additional 2 flex rooms, a 3-pc bath, a laundry room, and a family room, providing solid rental appeal and functionality. Both properties are currently tenant-occupied on a month-to-month basis, offering holding income while you plan your project. The expansive lot presents excellent potential for future redevelopment, with rezoning required to maximize density and unlock full value. Fantastic location close to downtown, major roadways, schools, parks, and amenities. A rare chance to secure a large footprint in a premier redevelopment area. (id:6769)

Family room 13'8" x 19'8"

Second Kitchen 10'4" x 10'11"

Living room 15'7" x 16'10"

Dining room 9'1" x 8'10"

Kitchen 12'7" x 11'7"

Primary Bedroom 13'1" x 10'

Bedroom 2 10'2" x 10'2"

Bedroom 3 9'7" x 9'1"

Listing Presented By:



Originally Listed by:
Liv Real Estate



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