



## Edmonton Alberta

\$540,000

Incredible opportunity in prestigious Parkview! Situated on a secondary street across the traffic circle up the road from Buena Vista Park, on a massive 843 Square meter lot, this spacious over 2000 square foot 4-level split offers amazing potential for redevelopment or a stunning rehab. Inside, you'll find beautiful cedar herringbone feature wall and a charming wood-burning fireplace with a brick surround. The home features three bedrooms upstairs with a 4-piece bath, plus a 2-piece bath on the lower level. Some updated windows, 5 year old HWT, and an older but high-efficiency furnace have already been added. The massive pie-shaped lot offers rare space and flexibility in an amazing location--steps to the river valley, minutes to downtown, and surrounded by upscale homes. A rare find with endless potential! (id:6769)

Family room 6.5 m X 3.68 m

Living room 4.03 m X 5.31 m

Dining room 3.43 m X 2.82 m

Kitchen 3.22 m X 5.44 m

Primary Bedroom 4.52 m X 4.19 m

Bedroom 2 3.42 m X 3.76 m

Bedroom 3 3.75 m X 4.19 m

Listing Presented By:



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