



## Edmonton Alberta

\$425,000

PRIME OPPORTUNITY in BRITANNIA YOUNGSTOWN! Situated on a LARGE CORNER LOT, this property offers incredible VALUE in one of Edmonton's most CONVENIENT and EVOLVING WEST-END COMMUNITIES. Backing directly onto the COMMUNITY LEAGUE and located ACROSS FROM DR. ANNE ANDERSON PARK, you'll love the OPEN SPACE, MATURE TREES, and STRONG SENSE OF COMMUNITY this location provides. Improvements include new shingles in 2022 and newer updated windows. The MASSIVE BACKYARD offers endless potential for outdoor living, redevelopment, or future expansion, complete with a DOUBLE DETACHED GARAGE and rear lane access. Inside, this well cared for home features a functional layout with additional living space in the basement. Just MINUTES TO DOWNTOWN with EASY ACCESS to MAJOR ROUTES, TRANSIT, SHOPPING, and SCHOOLS. Whether you're looking to INVEST, REDEVELOP, or settle into a WELL-LOCATED MATURE NEIGHBOURHOOD, this property checks all the boxes. A RARE FIND with LOCATION, LOT, and LONG-TERM POTENTIAL! (id:6769)

Bedroom 3 3.02 m X 3.52 m

Recreation room 10.34 m X 3.39 m

Laundry room Measurements not available

Living room 3.99 m X 4.4 m

Dining room 2.43 m X 3.29 m

Kitchen 3.79 m X 3.15 m

Primary Bedroom 3.31 m X 3.36 m

Bedroom 2 2.46 m X 3.35 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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