



## Edmonton Alberta

\$459,900

**BEST VALUE IN PLEASANTVIEW!** Situated on a massive pie-shaped lot facing a beautiful island park, this solid fixer-upper offers an incredible opportunity in one of Edmonton's most sought-after communities. The home features great bones, an oversized double garage, and endless potential for renovation, redevelopment, or holding as an investment. Enjoy an unbeatable location just minutes from South Edmonton's premier shopping, restaurants, schools, and amenities, with downtown only a quick 15-minute commute away. Whether you're a builder, investor, or buyer looking to create your dream home, opportunities like this in Pleasantview are rare. Exceptional lot, exceptional location, exceptional value! (id:6769)

Bedroom 4 5 m X 3.93 m

Bonus Room 6.15 m X 3.23 m

Laundry room 3.51 m X 2.71 m

Recreation room 5.19 m X 3.16 m

Storage 1.39 m X 1.19 m

Utility room 1.54 m X 1.21 m

Living room 5.11 m X 3.58 m

Dining room 3.48 m X 2.67 m

Kitchen 3.34 m X 3.11 m

Primary Bedroom 3.66 m X 3.12 m

Bedroom 2 4.04 m X 2.62 m

Bedroom 3 3.06 m X 2.63 m

Listing Presented By:



Originally Listed by:  
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