



Edmonton Alberta

\$379,900

Investor or developer alert! This raised bungalow sits on a 40' x 130' lot in a rapidly evolving neighbourhood, offering incredible potential for redevelopment, rental income, or a full renovation. The main floor features 3 bedrooms, a full bath, and large windows that fill the space with natural light. The basement features an excellent ceiling height and great layout potential, making it ideal for a future in-law suite or secondary suite. Recent upgrades include a newer furnace and hot water tank (2022), saving you on upfront costs. Located close to downtown, the University of Alberta, Whyte Ave, public transit, parks, and the LRT, this is a prime spot for long-term growth. Whether you're a builder, flipper, or buy-and-hold investor, this property is a smart addition to your portfolio. Seize this opportunity to add value in a sought-after location! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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