



## Edmonton Alberta

\$449,999

A Great opportunity in Forest Heights! This three-bedroom, one-bath home sits on a massive lot directly across from greenspace in one of Edmonton's most sought-after neighbourhoods. 100 steps to a community park with benches, gazebo, and playground. Zoned RS (Residential Small Scale), the property allows for single-family homes with potential for garden or secondary suites, multi-unit dwellings, skinny houses - ideal for investors or infill developers. Featuring newer triple pane windows upstairs (2019), shingles (2009), and a large yard with a single garage that could be replaced with a double or triple. This well-constructed solid home offers character, charm, and opportunity. Whether you renovate, rent, or rebuild, the possibilities are endless. Property to be sold as is--an excellent chance to add value in a prime location. Steps to the river valley, minutes to downtown/bus stops. Close to schools & shopping. Quick access to the entire city. Solid location with a strong potential! (id:6769)

Living room 3.59 m X 5.35 m

Dining room 3.89 m X 2.41 m

Kitchen 3.91 m X 2.94 m

Primary Bedroom 4.37 m X 3.02 m

Bedroom 2 4.37 m X 2.46 m

Bedroom 3 3.63 m X 3.03 m

Listing Presented By:



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Century 21 Masters

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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)