



Edmonton Alberta

\$425,000

INVESTORS AND DEVELOPERS - An exceptional infill or investment opportunity in the highly desirable community of Idleywylde! This 923 sqft bungalow sits on a premium 50' x 120' lot fronting a tranquil green space--an ideal setting for redevelopment or a profitable flip. Investors and builders will appreciate the lot size, frontage, and unbeatable location with strong infill potential. The home features 2 bedrooms, a den, 2 bathrooms, a fully finished basement, and a single detached garage, plus a side entrance offering future suite possibilities. Inside, enjoy new laminate flooring, large windows, and sunny southwest exposure that fills the space with natural light. The finished basement includes a versatile flex room easily converted into a third bedroom. Steps to Vimy Ridge Academy, Bonnie Doon Mall, Mill Creek Ravine, transit, and LRT--this is a rare chance to secure land in one of Edmonton's most desirable infill communities. (id:6769)

Family room 3.26 m X 8.06 m

Laundry room 1.76 m X 2.41 m

Living room 3.92 m X 3.89 m

Dining room 2.68 m X 1.9 m

Kitchen 3.03 m X 2.7 m

Den 2.8 m X 2.81 m

Primary Bedroom 3.03 m X 3.52 m

Bedroom 2 3.94 m X 2.44 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://www.myedmontonhomeseaer.com/>



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