

Edmonton Alberta

$379,000

A rare opportunity with options! Rent & hold, thoughtfully remediate or redevelop. This functional home sits on a 44x130 lot with a desirable south facing frontyard. The unique layout is practical & inviting, featuring a well positioned kitchen & main flr laundry. The front living rm captures a glorious streetscape view & was used as an oversized dining room by the tenant. At the rear, a cozy family rm with vaulted ceilings & gas fireplace is nestled near patio doors that open to an overszd backyard deck. 2 main flr bdrms share a full bath, while upstairs offers a private primary suite with designated ensuite. The largely unfinished part bsmnt provides excellent storage. The stucco exterior has cracked and, while the home remains liveable, the exterior envelope warrants remediation overtime. A massive yard, newer fence and large concrete pad that could accommodate RV parking add flexibility. Quick access to Millcreek Ravie, UofA, southside amenities, downtown &LRT makes this a compelling opportunity! (id:6769)

Living room Measurements not available
Kitchen Measurements not available
Family room Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available
Laundry room Measurements not available
Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
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