



Edmonton Alberta

\$549,999

OPPORTUNITY KNOCKS just a block from West Edmonton Mall! This unique 4-bedroom, wheelchair-accessible home offers incredible versatility with 2 distinct living areas, each with its own kitchen & living room, separated by a door—ideal for assisted living, multi-generational living, an in-law arrangement, or investors exploring the possibilities. Accessibility features include wider doorways, wheelchair ramp, roll-in shower, accessible walk-in tub & open-under vanity sinks. Sitting on a HUGE approx. 65' x 135' lot in a quiet neighbourhood, the backyard is a gardener's dream! A beautiful oversized sunroom overlooks the yard. Newer vinyl windows, BRAND-NEW furnace & humidifier, shingles approx. 8 yrs old, newer leaf-free gutters & single insulated garage. Steps to abundant transit, shopping, restaurants & amenities. The home has been well maintained and needs some updating, but offers tremendous potential in an unbeatable location! (id:6769)

Bedroom 4 4.5 m x Measurements not available	Family room 5.82 m X 3.7 m
Recreation room 5.87 m X 5.47 m	Primary Bedroom 4.41 m X 3.67 m
Utility room 1.98 m X 2.72 m	Bedroom 2 4.57 m X 3.09 m
Storage 4.1 m X 1.85 m	Bedroom 3 3.67 m X 3.61 m
Living room 6.54 m X 4.64 m	Second Kitchen 2.83 m X 3.98 m
Dining room 3.26 m X 3.82 m	Breakfast 3.13 m X 4.69 m
Kitchen 4 m X 4.72 m	Sunroom 10.95 m X 2.1 m

Listing Presented By:



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Exp Realty



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