



## Edmonton Alberta

\$549,702

Listing Presented By:



RESIDENTIAL USE/COMMERCIAL USE/COMMUNITY USE....LIKE OWNING YOUR OWN ISLAND IN THE HEART OF THE CITY...STEPS TO THE RIVER VALLEY...RARE RL ZONING! ~!WELCOME HOME!~ This incredible property offers the best of today AND tomorrow! Currently featuring a character 2 bedroom home PLUS a FULLY SELF-CONTAINED 2 bedroom basement with kitchen & separate entrance--But the REAL MAGIC is the setting...massive parcel surrounded by green space, breathtaking views, and the iconic Edmonton Streetcar rolling by--this is city living with soul! Zoned RL - Large Scale Residential, opening the door to future redevelopment, expansion, or long-term hold potential. The land, the privacy, the options...all just steps to the River Valley, trails, Whyte Ave, and minutes to downtown & the University. Live in it, rent it, or re-imagine it--opportunities like this are once in a generation! THE LOT IS APPROX 6500 SQ FEET. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

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

Originally Listed by:  
RE/MAX Elite

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



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