



Edmonton Alberta

\$459,900

A rare opportunity in Parkview, one of Edmonton's most sought after communities! This turn-key property, on a 51' x 107' lot offers exceptional flexibility for homeowners, investors, and future redevelopment buyers. The legal 1 bdr bsmt suite can help offset ownership costs or generate strong rental income by attracting quality tenants to this premier neighborhood. The main floor offers 2 bdrms and 1 bath, blending modern updates with the character and charm that make Parkview so desirable. Downstairs, the suite has 1 bdr, 1 bath, even flex space for an office/work out area. Plus, a single detached garage adds further flexibility. Located on a service road offers lots of parking, transit at your doorstep and shopping, restaurants, schools within walking distance. Enjoy quick access to downtown, UofA, Whitemud & river valley. Looking to live, invest, rent, or redevelop, this is an exceptional opportunity to enter the Parkview market at an attractive price point. Pics virtually staged. (id:6769)

Bedroom 3 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

Listing Presented By:



Originally Listed by:
Exp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.