



Edmonton Alberta

\$389,900

Investor, renovator, builder, or homeowner—this Bonnie Doon opportunity offers incredible potential, now with brand-new shingles, garage roof, and eavestroughs (a \$15K upgrade already complete)! Located in one of Edmonton's most desirable mature communities, this fully finished 1.5-storey home offers 1,142 sq. ft., 3 bedrooms, 2 bathrooms, and sits on a 421 m² lot with a west-facing backyard. Whether you're looking to renovate and flip, build your dream infill, add to your portfolio, or refresh it for yourself or a tenant—the exterior big-ticket work is already done. Nearby properties showcase the upside, with one renovated and another redeveloped into a modern infill. The heated oversized double detached garage features reinforced joists for an engine lift and higher-amperage electrical—perfect for mechanics, hobbyists, or a year-round workshop. Walkable to Bonnie Doon Mall, LRT, schools, parks, transit, cafes, and Edmonton's river valley. A rare opportunity in a premier neighbourhood! (id:6769)

Recreation room 22'6 x 21'6

Utility room 4'1 x 2'7

Living room 16'4 x 13'6

Dining room 8'4 x 11'7

Kitchen 16'4 x 13'6

Primary Bedroom 9'10 x 11'4

Mud room 8'10 x 6'2

Bedroom 2 9'1 x 12'7

Bedroom 3 9'11 x 12'7

Listing Presented By:



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<http://www.colinneufeld.ca/>



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