



## Edmonton Alberta

\$509,000

WELCOME TO THIS UNIQUE OPPORTUNITY WITH 2 SUITES IN THE HEART OF STRATHCONA! Just steps to WHYTE AVE, the RIVER VALLEY, UNIVERSITY OF ALBERTA, and DOWNTOWN, this LOCATION OFFERS INCREDIBLE WALKABILITY, STRONG RENTAL DEMAND, AND LONG-TERM UPSIDE. Sitting on a PRIME LOT, this CHARACTER HOME OFFERS OVER 3 LEVELS OF LIVING SPACE with MULTIPLE BEDROOMS, 3 FULL BATHROOMS INCLUDING A PRIVATE TOP-FLOOR PRIMARY WITH ENSUITE, and SEPARATE LIVING AREAS that create FLEXIBILITY for a variety of uses. The MAIN FLOOR features a SPACIOUS LIVING AREA, LARGE DINING SPACE, and FUNCTIONAL KITCHEN, while the UPPER LEVELS provide ADDITIONAL BEDROOMS, FAMILY ROOM, and BONUS LIVING SPACE--ideal for ROOM RENTALS, EXTENDED FAMILY, or FUTURE RECONFIGURATION. THIS PROPERTY IS PERFECT FOR THE SAVVY INVESTOR, REDEVELOPMENT BUYER, OR ANYONE LOOKING TO SECURE LAND IN A BLUE-CHIP LOCATION. This is your chance to HOLD, RENT, OR REDEVELOP in an AREA WHERE VALUES CONTINUE TO RISE--DON'T MISS IT! (id:6769)

Recreation room 3.86 m X 6.61 m

Laundry room 2.5 m X 3.44 m

Living room 3.84 m X 6.72 m

Dining room 4.12 m X 4.53 m

Kitchen 3.67 m X 3.94 m

Primary Bedroom 2.88 m X 3.22 m

Bedroom 2 2.83 m X 2.5 m

Family room 5.02 m X 3.51 m

Bedroom 3 3.33 m X 3.25 m

Bedroom 4 3.37 m X 2.18 m

Bedroom 5 4.74 m X 3.8 m

Second Kitchen 3.61 m X 2.81 m

Sunroom 2.85 m X 2.06 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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