



## Edmonton Alberta

\$344,900

PLATINUM PROPERTY! Discover the potential of this charming approx 800sqft home in desirable Bonnie Doon! Featuring 2 bedrooms plus a den and 2 full bathrooms, this property offers ample living space. With an oversized double garage, lots of parking or RV parking, and a 40x122ft lot, it's perfect for various purposesmove in as is, renovate, flip, or develop with a single-family home or duplex. Original hardwood floors and spacious rooms await, though some TLC is needed. The basement offers potential for a 3rd bedroom and even a 4th with reconfiguration. Despite its main road location, it's quiet inside and steps away from the new LRT line. Enjoy the southwest-facing yard with a deck, and easy downtown commute with numerous amenities nearby. (id:6769)

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:  
RE/MAX River City

<http://platinumteam.ca/>

**RE/MAX ELITE**

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