



## Edmonton Alberta

\$399,900

Exceptional opportunity in the highly sought-after community of Strathearn. Situated on a generous 600 m<sup>2</sup> lot on a beautiful tree-lined street, this property offers outstanding potential for those looking to renovate, invest, or explore future possibilities in one of Edmonton's most desirable mature neighbourhoods. The existing bungalow was built in 1951 and offers approximately 900 sq. ft. above grade with a single detached garage. The home requires substantial updating and is being offered with the value primarily reflected in the exceptional location and lot. Strathearn continues to be one of Edmonton's premier communities, prized for its proximity to downtown, river valley trails, schools, shopping, transit, and vibrant local amenities. Whether your vision is to restore and personalize the existing home or consider future options for the site, this property provides a rare opportunity to secure a sizeable lot in a neighbourhood that continues to attract long-term homeowners and investment alike. (id:6769)

Family room 5.7 m X 3.07 m

Bedroom 4 3.35 m X 2.37 m

Bedroom 5 5.31 m X 3.08 m

Living room 3.6 m X 2.66 m

Dining room Measurements not available

Kitchen 4.02 m X 2.67 m

Primary Bedroom 3.6 m X 2.66 m

Bedroom 2 2.91 m X 2.54 m

Bedroom 3 3.62 m X 2.39 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



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