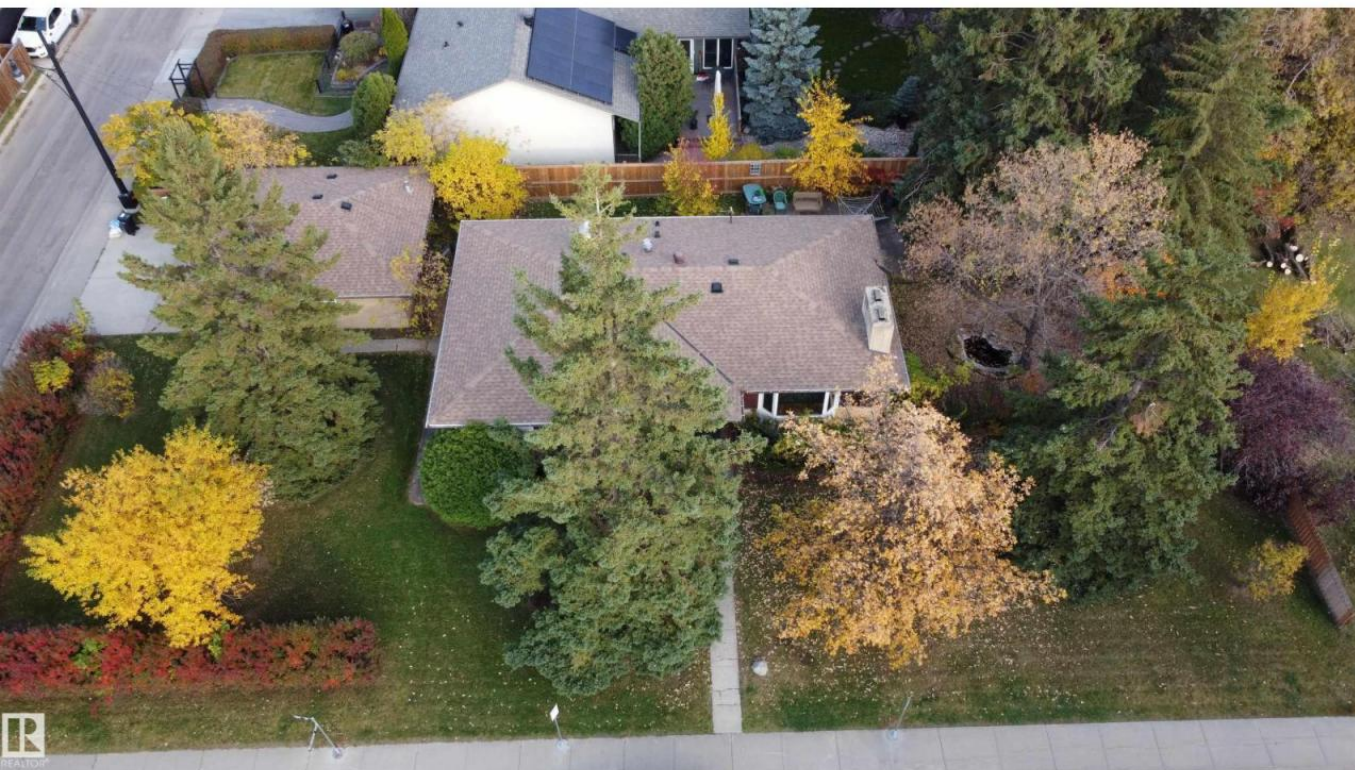




Edmonton Alberta

\$800,000

The terms "dream lot" and "prime location" may be overused in real estate, but they truly apply here. This was one of Crestwood's premier lots when this 1,420 sq ft bungalow was built in 1956, and it remains a remarkable property today. Set on an approximately 11,000 sq ft lot siding onto MacKenzie Ravine, this is a rare opportunity in one of Edmonton's most sought-after neighbourhoods. A restrictive covenant applies to the property and surrounding area, supporting single-family residential development rather than duplexes or fourplexes. Bring your tools and renovate the existing bungalow, or bring your plans and create a custom home that takes full advantage of this exceptional setting. Opportunities like this, beside the ravine in Crestwood, are difficult to duplicate. (id:6769)

Bedroom 4 3.46 m X 4.43 m

Workshop 2.77 m X 2.83 m

Living room 4 m X 5.85 m

Dining room 3.41 m X 3.56 m

Kitchen 2.92 m X 4.31 m

Primary Bedroom 4.34 m X 3.56 m

Bedroom 2 3.47 m X 3.4 m

Bedroom 3 3.47 m X 3.4 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<https://www.macintoshgroup.ca/>



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.