



Edmonton Alberta

\$330,000

Strathearn opportunity awaits! With the LRT literally at your doorstep, this charming 800+ sqft bungalow sits on a 40 x 112 ft (416.66 sqm) lot, offering unbeatable convenience and future potential. Whether you're commuting downtown, heading to the River Valley, catching Folk Fest, or enjoying the energy of Whyte Ave, everything you love is just minutes away. Bright and livable, this property is ideal for homeowners, investors, or redevelopment. Although currently in livable condition, the home and property are being sold as-is. The seller notes that nearby LRT construction may have impacted grading, contributing to occasional water ingress in the basement during heavy rainfall and spring runoff. What are you waiting for? It's always sunny in Strathearn. (id:6769)

Family room Measurements not available

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:



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MaxWell Progressive

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



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