



Edmonton Alberta

\$445,000

Whether you are a builder, investor, or future homeowner, this property delivers exceptional value with development potential. Situated in one of Edmonton's most sought after infill communities, this 1948 bungalow is zoned RS Small Scale Residential, has 2 wcmeters a second kitchen installed, ready to become a basement suite quickly. Enjoy tree lined streets, nearby cafes and a strong community vibe. Ritchie is known for its high livability and ongoing reinvestment momentum. 3 Bedrooms and Fully Finished Basement 2 Bathrooms Single Detached Garage with alley access Minutes to Whyte Avenue, Mill Creek Ravine, schools and transit The lot is fenced flat and ready for future plans. A long term tenant is in place offering consistent rental income while plans are made. (id:6769)

Bedroom 3 10'8" x 8'

Recreation room 11 m x Measurements not available

Utility room 8'5" x 14'9

Living room Measurements not available x 15 m

Dining room 11'7" x 8'7

Kitchen Measurements not available x 10 m

Primary Bedroom 11'3" x 11'

Bedroom 2 11'4" x 8'

Listing Presented By:



Originally Listed by:
Cornerstone Management



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