

# Edmonton Alberta

$324,900

Attention builders and investors! Rare opportunity to secure a 486 m2 lot in the heart of Ritchie, one of Edmonton's most sought-after infill neighbourhoods. Never before offered for sale, this 1948 bungalow features a main floor bedroom, den and 3-pc bath plus a basement rec room, along with a newer furnace and metal roof. The site offers excellent redevelopment potential - a modern single family home with a garden suite, a side-by-side duplex, or multi-unit infill (subject to City approvals). The location is the star: just steps to Ritchie Market's coffee, butcher shop and brewpub, a short stroll to the craft breweries of Happy Beer Street, and minutes to Whyte Avenue, Mill Creek Ravine trails, schools, parks and transit, with quick access to downtown and the University of Alberta. Opportunities like this in Ritchie don't come up often - bring your plans! (id:6769)

Den Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty


**RE/MAX River City**

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net



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