



## Edmonton Alberta

\$499,000

RARE OPPORTUNITY IN RITCHIE! This renovated raised bungalow offers exceptional value with a legal 3-bedroom basement suite and RF3 zoning, providing outstanding investment and redevelopment potential. The property features a double detached garage built in 1995 and is fully functional, upgraded roof and windows, and two furnaces. The renovated main floor includes 3 spacious bedrooms, 1 full bathroom, and a bright, functional layout. The legal basement suite has its own separate entrance, 3 bedrooms, and 1 full bathroom. While the upper level is move-in ready, the lower suite offers an excellent opportunity to add value with some TLC and generate immediate rental income. Situated on a quiet street in the highly sought-after Ritchie neighbourhood, this property is just minutes from Whyte Avenue, schools, parks, shopping, restaurants, and all amenities. Whether you're an investor, homeowner, or developer, the possibilities are endless. Surrounded by brand new homes, Don't miss out, this one won't last long! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Living room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Sutton Premiere Real Estate

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



**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.