



## Edmonton Alberta

\$449,000

ATTENTION INVESTORS & DEVELOPERS!!! This expansive 6000+ sq ft lot offers immense potential for redevelopment or rental income(already generating roughly 3k). This charming character home, conveniently situated near all amenities, features a SEPARATE basement suite with its own entrance. Numerous upgrades, including a new furnace, hot water tank, fridges, and front steps, enhance its value. The main floor showcases hardwood flooring, a bright and spacious living room, and two generously sized bedrooms. The kitchen includes a pantry, tile flooring, and side entrance access. In the basement, you'll discover a laundry area and storage space. The basement suite offers a 3-piece bath, a bedroom, a living room, and a kitchen with tile flooring and a gas stove. Don't miss this opportunity! (id:6769)

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Breakfast Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

**RE/MAX ELITE**

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