



## Edmonton Alberta

\$369,900

Attention Developers/Investors to a great opportunity in the sought-after community of Ritchie. This property presents excellent potential for redevelopment or serves as a handyman special, making it an ideal investment home for rental or personal living. The main level features 2 bedrooms and a 4-piece bathroom, while the downstairs offers extra potential opportunities with a non-permitted kitchen, bath & bedrooms. Set on a generous lot 405 sqm (40.16 x 10.08sqm), this property offers endless possibilities. It is conveniently located within walking distance to Whyte Ave, 99 St, public transit, and the vibrant Ritchie market, along with bike lanes and convenient access to the University of Alberta and downtown. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

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



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