



## Edmonton Alberta

\$625,000

INVESTOR ALERT! Rarely does a 10,000sqft+ lot come for sale for savvy investor/developers. Let alone a lot in West Central Edmonton 2 blocks from LRT, shopping and close to multiple schools. Holding property, rent or infill. The development market is booming in this area and with a unique 75x148ft lot, it is primed for a large scale project. On top of all this you have an amazing property featuring a long front driveway to an incredible large rear parking pad with an oversized heated 28x26 garage for 3 cars. The home itself was upgraded and is in great shape with furnace, HWT, electrical, plumbing, insulation, drywall, kitchen, carpet, hardwood floors all upgraded. Total of 3 bedrooms, 2 bathrooms and partially finished basement. Beautiful yard has mature trees and covered back porch. (id:6769)

Living room 3.5 m X 4 m

Dining room 3.5 m X 3.8 m

Kitchen 4.1 m X 4 m

Primary Bedroom 4 m X 4.5 m

Bedroom 2 4.1 m X 2.6 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://jonhull.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.