



## Edmonton Alberta

\$575,000

Golden Investment Opportunity in Bonnie Doon! Enormous 6598 sq.ft. - RS Zoned 50x132 Lot-Small Scale residential Zone- beckons savvy investors! Featuring a pristine bungalow, immaculately maintained, 1375 sq.ft. , 3-bed, 4-bath bungalow, constructed in 2007, offers maple hardwood and tile flooring on the main level bathed in natural light. Both main floor bedrooms boast private 4-piece baths. Fully finished basement with an extra bedroom and 3-piece bath, ideal for a potential mother-in-law suite! Enjoy the convenience of two laundry rooms and a basement wet bar. Built-in security system for added peace of mind & new shingles means hassle free living. East-facing backyard with a spacious deck perfect for entertaining. Benefit from a large triple car garage / workshop! Adjacent vacant lot and 4plex available for purchase, enhancing potential returns. 8 min walk to the Valley Line LRT, ravines & shopping. Don't miss this opportune moment to invest in your future! (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://getrealestateinfo.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)