



Edmonton Alberta

\$749,900

Opportunity in a desirable mature neighbourhood ideal for redevelopment or renovation project. 1970-built bungalow offers 2,062 sq ft of living space with 5+2 bedrooms and 3 bathrooms, plus fully finished basement. There is no garage on the property. 8,686 sq ft (870 m?) lot Zoned RS - Small Scale Residential Zone, allows for a variety of housing types including single family, detached, semi-detached, duplex, row housing, small apartments, or 8-plex (buyer to verify). City of Edmonton assessed value was \$704,500 as of July 1, 2025. Annual taxes for 2025 are approximately \$6,757.69. Recent home inspection from November 2024 (by Buyers Choice Home Inspections) is available for review. House has no garage. Possession available November 18 or later. Invest, rebuild, or create your dream home on a large lot in a prime area with excellent redevelopment potential. (id:6769)

Bedroom 6 4.15 m X 3.98 m

Additional bedroom 3.43 m X 3.14 m

Storage 3.87 m X 4.92 m

Laundry room 2.99 m X 2.52 m

Recreation room 5.23 m X 3.92 m

Living room 5.98 m X 4.01 m

Dining room 5.98 m X 2.46 m

Kitchen 3.26 m X 3.94 m

Den 5.99 m X 3.52 m

Primary Bedroom 4.82 m X 4.2 m

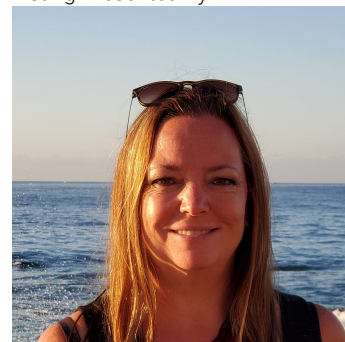
Bedroom 2 3.64 m X 4.19 m

Bedroom 3 3.26 m X 3.88 m

Bedroom 4 3.25 m X 3.94 m

Bedroom 5 3.53 m X 3.98 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

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