



## 10504 78 Avenue Edmonton AB

\$450,000

Discover a prime RMh16.0-zoned home w/ 2 kitchens, 6 beds, & 2 baths. Sitting on a corner lot offers a superb opportunity for homeowners, landlords, or developers! Ideally situated for easy access to transit, schools, shopping, & UofA, this property is an excellent investment. Upgrades include H.E. furnace in (2021), shingles & HWT (2015), window replacements (2022/2014), & 100 Amp electrical. Flooring includes original hardwood, ceramic, & laminate. The main floor hosts a sizable kitchen, living, & dining area, w/ two bedrooms. Upstairs, find a bedroom with a den or large walk-in closet and sink. The basement features three bedrooms, a kitchen, a living area, a 3-piece bathroom, separate laundry, and an entry, brightened by large windows. A fenced yard and a garage with remote control add to the property's appeal, making it an excellent choice for those seeking a family home, a rental opportunity, or a property with significant redevelopment potential. Don't miss out!

Listing Presented By:



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