



## 10515 150 Street Edmonton AB

\$325,000

Great holding property or potential duplex development (50x146ft lot). 3+1 bedroom bungalow backing onto green space. 1/2 block to park & school. Many renos including kitchen, bath, insulation in '05, paint. The basement is fully finished with a bedroom, den 3pc. bath. The oversized single tandem garage is very long - can easily park 2 vehicles or used as a workshop. This property is close to schools, parks, shopping, downtown & transit. Beautiful new duplex units are popping up all around. See some good examples right next door. LTR is coming soon, expect a nice equity bump. While neighbouring communities are becoming unaffordable as you head toward city center, Canora still offers a great opportunity!

Listing Presented By:



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