



## 10961 136 Street Edmonton AB

\$390,000

LOCATION LOCATION IN NORTH GLENORA!! Investors & Developers looking for a great holding property? This 1,000 Sq. Ft. bungalow features 2 Bdrms & 1 bath on the main + 1 Bdrm and 1 Bath in and 2ND KITCHEN in the fully finished basement + SEPARATE SIDE ENTRANCE for added privacy. Put a little sweat equity into this home and turn it into a real \*charmer\*, or explore the future infill opportunities with this amazing lot - 50 x 125 (6,350 Sq. Ft.), facing a beautiful island green space and not backing any major busy roads. Main floor has laminate floors and formal dining space. Basement has common laundry & storage. Newer large front porch. Large yard has concrete patio space for entertaining and an OVERSIZED DOUBLE DETD GARAGE for the vehicles. NEW SHINGLES (house only) October 2023. Close proximity to several parks and schools and easy access to Downtown or the River Valley Trail System and Victoria Golf Course.

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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