



11234 72 Avenue Edmonton AB

\$399,900

Excellent investment opportunity awaits on this cozy 2 + 2 bedrooms & 2 full bathrooms bungalow on tree lined street with many newer infill homes. Property has undergone many updates over the years. 2 newer bathrooms, including a very grand basement bathroom with corner jacuzzi tub & stand alone shower. Other updates include furnace (2004), house shingles (2014), garage shingles (2021). All bedrooms are a good size. Oversized double car detached garage built in 1990s/2000s is in good condition & is actually usable. Parking pad with enough space for 3 cars. Rent out and use as a holding property for now or rebuild on the 513 sq M, 42W x 130D lot. With new redevelopment bylaw changes it will be possible to build a multi-family dwelling on the lot.

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

lisaleung@royallepage.ca
<https://lisa.leung@royallepage.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net