



## 3605 114 Avenue Edmonton AB

\$264,900

Charming family home with redevelopment potential in a prime location, offering a unique blend of comfort and opportunity. Situated across from a school and near Edmonton's river valley, Rundle Park, and ample shopping, this property is perfect for families or investors. Featuring 4 bedrooms, with 3 upstairs and 1 downstairs, and a bathroom on each level, it caters to both privacy and convenience. Large living areas on both floors provide versatile spaces for family activities or relaxation. The kitchen is equipped with essential appliances and a cozy dining area. Outside, the expansive yard, a single detached garage, and a storage shed await, with alley access adding to the property's appeal. This is an ideal opportunity for those seeking a blend of lifestyle and potential in a sought-after location. Don't miss out on making this home yours.

Listing Presented By:



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