



## 8538 81 Avenue Edmonton AB

\$525,000

Perfect Rental and Redevelopment Opportunity!! Lot is 50' x 130'. New zoning bylaw coming January 2024 could accommodate a triplex with 3 basement suites. Partially updated home including new windows, floors, electrical, HWT, and Furnace. 1 large bedroom above and 2 bedrooms in the basement. Charming raised bungalow in highly sought after King Edward Park. Separate side entrance to the basement. Ideally located, walking distance to Mill Creek Ravine, Bonnie Doon Mall, U of A Faculte St Jean, numerous schools and shops along Whyte Ave. Plenty of space to enjoy the huge private backyard and over sized double garage.

Listing Presented By:



Originally Listed by:  
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