



## Edmonton Alberta

\$464,900

Unbeatable Location in Forest Heights! An OPPORTUNITY!! Investors, Builders, Anyone! RF3 zoning, 13.2x38.1 lot. Just one block from the stunning River Valley and Forest Heights Park, and minutes from downtown via a quick bridge crossing & combines nature, convenience, and community. Located in a prime infill area surrounded by mature trees and new development, this property is perfect for families, investors, or developers. Owned by the original homeowner, this charming bungalow situated on a lush, tree-lined street with mature landscaping you simply won't find in new developments. The property features a living room, good size kitchen, and a large main-floor bathroom with a walk-in shower. A family room addition (2000) brings in extra living along with updated electrical and plumbing. The basement has a separate entrance with 2 extra bedrooms—ideal for a future suite or extended family. Add a single garage and an amazing flower garden. Forest Heights has it all—location, charm, and long-term value. (id:6769)

Bedroom 3 4.82 m X 3.31 m

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Living room 3.57 m X 4.08 m

Kitchen 5.06 m X 2.73 m

Family room 7.17 m X 4.56 m

Primary Bedroom 3.67 m X 3.07 m

Bedroom 2 3.41 m X 3.5 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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