



# 10417 85 Avenue Edmonton AB

\$375,000

Fantastic development opportunity in the heart of Old Strathcona! Facing a green space, the nostalgic streetcar rail, and with neighbours only one side, this charming bungalow is perfectly situated for a new infill in one of the most desirable central and mature communities. Walking distance to the river valley, U of A, and Whyte Ave and on a 33'x112' lot. This adorable home has many charming characteristics, hardwood flooring and open living space. Functional kitchen with white cabinets and gas stove. 2 bedrooms and full bath with clawfoot tub, steam shower and dual sinks! This is a great property to hold while you plan your development. Build your dream house on this sunny south facing backyard lot, or fit up to 4 units! OR live in it yourself, in the heart of Strathcona! The possibilities are endless!

Listing Presented By:



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