



Edmonton Alberta

\$489,900

Situated on a 47' x 130' corner lot in the desirable neighbourhood of Allendale, this charming 1.5 storey home blends character, location, and serious potential. Zoned RF3, it's a prime candidate for redevelopment into a duplex, garden suite, or even a triplex, offering excellent upside for investors, builders, or future-focused buyers. The home features 3 +1 bedrooms, 2 full baths, a separate side entrance, and over 1,100 sq ft above grade—ideal for rental or multi-generational living. Recent upgrades include a new hot water tank and new shingles on both the home and oversized double garage (2024). Outside, enjoy a beautifully maintained yard with mature trees, garden beds, and plenty of space to relax or entertain. Just minutes from the University of Alberta, Whyte Ave, top-rated schools, and major transit routes, this property delivers on location, lifestyle, and long-term value. (id:6769)

Family room Measurements not available

Bedroom 4 3.21 m X 2.69 m

Recreation room 3.33 m X 5.73 m

Utility room 3.84 m X 5.32 m

Living room 3.58 m X 3.25 m

Dining room 3.58 m X 2.44 m

Kitchen 3.05 m X 3.96 m

Bedroom 2 3.56 m X 3.14 m

Bedroom 3 2.4 m X 3.14 m

Primary Bedroom 3.71 m X 4.86 m

Listing Presented By:



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