



Edmonton Alberta

\$509,000

Prime 716 m² lot (approx. 55' x 140') in desirable Pleasantview - ideal to live in, hold, or redevelop. Minutes to the University of Alberta and surrounded by new infill development, including two recently built skinny homes next door. The large frontage and deep lot offer excellent redevelopment potential in one of Edmonton's most sought-after mature neighbourhoods. The existing 2-bedroom home features a fully renovated main floor with triple-glazed crank-out windows, modern lighting, and an IKEA kitchen with pull-outs, pot and pan drawers, granite countertops and undermount sink. Additional upgrades include wall-mounted gas fireplace, air conditioning, closet organizers, upgraded furnace, hot water tank, updated plumbing and 100-amp electrical. Rough-in for central vacuum with kitchen kick plate and central outlet in living room. Nicely landscaped south-facing backyard with 12' x 12' gazebo and decorative bubble rock. Excellent location close to the University of Alberta, schools, parks, LRT, Southgate (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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