



## Edmonton Alberta

\$410,000

Located in the highly desirable MacDougal neighborhood of Edmonton, this classic 1950s bungalow offers not only timeless charm but also exciting potential for future development. Whether you're a first-time buyer, seasoned investor, or a developer looking for your next project, this property is full of possibilities. Sitting on a spacious lot, this home presents an exceptional opportunity for future growth. With its R2 zoning, the property provides the potential for redevelopment into multi-unit housing or expansion of the existing structure. Whether you want to renovate the current home to suit modern tastes or explore a larger-scale project, the location and zoning make this property a prime candidate for long-term value appreciation. This property is just minutes away from parks, schools, NAIT, shopping centers, LRT, making it ideal for families and professionals alike. The MacDougal area is quickly becoming one of Edmonton's most desirable neighborhood (id:6769)

Bedroom 3 3.87 m X 2.87 m

Living room 3.88 m X 4.36 m

Dining room 3.19 m X 2.1 m

Kitchen 3.02 m X 2.62 m

Primary Bedroom 3.3 m X 3.02 m

Bedroom 2 2.93 m X 3 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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