



## Edmonton Alberta

\$249,900

Prime Investment Opportunity in Bellevue! Situated on a large 33' x 123' corner lot zoned RS, this property offers strong potential for renovation or future redevelopment. The home includes two bedrooms and one bathroom on the main floor, with the basement providing potential for two additional bedrooms, subject to appropriate improvements to the existing finished rooms to meet current egress and building code requirements. A double detached garage adds functionality and, with updating, could be restored to full use. Conveniently located near Concordia University, Borden Park, Eastglen Leisure Centre, public transit, golf, shopping, the River Valley, and many other amenities, this property presents an excellent opportunity for buyers seeking a renovation project or a prime lot for new construction. (id:6769)

Living room 4.53 m X 3.25 m

Kitchen 3.16 m X 3.1 m

Primary Bedroom 3.05 m X 2.81 m

Bedroom 2 3.01 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca