



## Edmonton Alberta

\$399,988

Phenomenal Opportunity in Prince Charles! This 1,121 sq ft bungalow sits on an impressive 69.22 ft x 122 ft (21.1 m x 37.2 m) RF3-zoned lot, offering incredible potential for homeowners, investors, or developers. The oversized 31' x 22' garage and ample on-site parking add functional appeal, while the backing onto a City of Edmonton greenbelt ensures privacy and added value. Some recent upgrades include new windows on main floor and high efficiency furnace. Whether you're looking to move in and make it your own, hold for future development, or build right away, the possibilities here are endless. Just minutes from downtown and 124 Street with easy access via Kingsway Avenue -- this is a rare find in a mature, central neighborhood. An absolute gem of an investment -- don't miss it! (id:6769)

Recreation room 3.81 m X 10.71 m

Living room 3.95 m X 4.43 m

Dining room 2.79 m X 3.13 m

Kitchen 3.2 m X 2.92 m

Primary Bedroom 4 m X 3.03 m

Bedroom 2 4 m X 2.62 m

Bedroom 3 3.11 m X 2.77 m

Listing Presented By:



Originally Listed by:  
Century 21 Reward Realty

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