



## Edmonton Alberta

\$465,000

Exceptional Investment or Development Opportunity! Situated on a massive \*\*50' x 150' lot\*\* in a prime location, this newly renovated property offers endless possibilities. Conveniently located with quick access to the Yellowhead, Downtown, Kingsway Mall, Westmount, and NAIT. This property features 2 beds plus full bath on main floor. Big living area and dining area completes this level. There is a big backyard for one to enjoy with their loved ones in this perfect summer weather. Its Perfect for homeowners and investors alike, the home features a \*\*fully finished basement with a separate entrance and second kitchen\*\*, providing excellent income potential or space for extended family. Looking for future development? The oversized lot offers outstanding redevelopment potential for a \*\*4-plex with 4 legal basement suites\*\* (subject to city approvals). Whether you're seeking a move-in-ready home, a revenue property, or your next development project, this is an opportunity you won't want to miss! (id:6769)

Bedroom 3 Measurements not available

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 Excellence

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**REMAX ELITE**

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