



## Edmonton Alberta

\$449,900

Prime Redevelopment Opportunity in Prince Charles! Exceptional 50' x 150' CORNER LOT located just one block from school - ideal for future development of 8+ units (subject to City approval). Zoned RF3 and situated in a mature, central neighbourhood, this property is perfect for infill investors or developers. The existing home offers 3 bedrooms, 1 full bathroom, a spacious living room, large dining area, and oversized windows providing ample natural light. Additional features include a heated double detached garage and two secured storage sheds. Located minutes from downtown, Yellowhead Trail, public transit, and all major amenities. Great holding property with solid rental potential or build new in a thriving community. (id:6769)

Bedroom 4 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

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

**RE/MAX Elite**

**RE/MAX ELITE**

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