



## Edmonton Alberta

\$425,000

Excellent opportunity in North Central Edmonton! This well-maintained 3 bedroom 2 bathroom bungalow with a fully finished basement sits on a massive (760 sq metres) 56' x 150' corner lot, offering incredible potential for future redevelopment, including the possibility of an 8-plex. Proudly owned by the original owners, the home reflects years of care and pride of ownership. Numerous upgrades have been completed over time, including a newer roof, updated mechanical systems, newer windows, new exterior doors, and a newer fence. Both comfortable to live in and attractive for future investment. Whether you're an investor exploring redevelopment through the CMHC MLI Select program, a buyer looking to hold for future potential, a first-time home buyer, or a renovator, this property offers flexibility and value. The property also features a double detached garage, a large driveway, and ample street parking, providing plenty of space for vehicles and guests. (id:6769)

Bedroom 3 3.33 m X 3.48 m

Recreation room 3.35 m X 6.15 m

Living room 3.59 m X 6.12 m

Kitchen 3.64 m X 3.99 m

Primary Bedroom 3.6 m X 3.85 m

Bedroom 2 3.61 m X 2.76 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX Elite**

**RE/MAX ELITE**

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