



## Edmonton Alberta

\$450,000

Welcome to 12904 119A Ave NW, located in the heart of Sherbrooke, one of Edmonton's most mature and desirable communities. This property sits on an impressive 140'x52' corner lot, offering exceptional potential for redevelopment, infill, or investment. The existing home is a solid older bungalow featuring 3 bedrooms on the main level plus an additional bedroom in the basement. A second kitchen area downstairs adds flexibility for extended family living or future development. The layout provides great bones to renovate or hold as a rental while planning your build. Outside, you'll find a double detached garage along with an enclosed storage space between, perfect for tools, seasonal items, or hobby use. With tree-lined streets, parks, schools, and easy access to downtown, this is a fantastic opportunity in a sought-after neighbourhood. (id:6769)

Bedroom 4 12'9" x 15'4"

Utility room 8'6" x 15'9"

Recreation room 12'9" x 22'5"

Second Kitchen 12'10" x 11'10"

Living room 13'5" x 18'5"

Dining room 5'6" x 8'6"

Kitchen 8' x 18'3"

Primary Bedroom 13'4" x 9'9"

Bedroom 2 10'5" x 11'7"

Bedroom 3 9'10" x 8'

Storage 23' x 6'6"

Listing Presented By:



Originally Listed by:  
REMAX River City



### REMAX ELITE

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