



## Edmonton Alberta

\$290,000

Fantastic opportunity for first-time home buyers, builders, renovators, or savvy investors in the heart of the established Calder community. Situated on a massive 48' x 143' (636.7 m<sup>2</sup>) RS(Small Scale Residential)zoned lot, this property offers endless redevelopment potential on a quiet, tree-lined street. The current bungalow has been upgraded with new kitchen cabinets, windows and flooring. It features 3 bedrooms, 1 bathroom, a large living room. An Oversized 24' x 16' single garage, roomy concrete parking pad for RV or multiple vehicles, Fully fenced yard with a large storage shed. Don't miss your chance to capitalize on this high-potential lot in one of Edmonton's up-and-coming redevelopment areas! (id:6769)

Living room 3.77 m X 4.7 m

Kitchen 3.82 m X 3.75 m

Primary Bedroom 3.74 m X 3.08 m

Bedroom 2 3.75 m X 2.88 m

Bedroom 3 2.42 m X 3.03 m

Laundry room 2.76 m X 2.2 m

Mud room 2.3 m X 2.5 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group

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