



Edmonton Alberta

\$469,900

*** What's In It For YOU? *** That depends in you're looking for an IDEAL infill property in Grovenor, Dear Buyer. This corner lot boasts approximately 120' depth and a VERY RARE 52' of frontage...Just imagine the possibilities? Terrific option for the developer that wishes to capitalize on a CMHC MLI Select project. Or perhaps you're looking for a suitable location to build your beautiful forever-home on a larger-than-usual corner lot with ONLY one neighbour? Even if you're not ready to dig dirt right now, this home has been lovingly maintained for many years by the current owner and has had virtually zero vacancy with high-end rental rates given the location and proximity to downtown, west end amenities, and quick access to U of A / Southside. Rent it out while you plan your build! But if you're just looking for a cute character home under \$500k you'll appreciate 3 Bdrms upstairs, and a 4th Bdrm/Office down, plus a stylish 4pc bath, spacious kitchen, & convenient double detached garage...Welcome Home! (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
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