



## Edmonton Alberta

\$324,900

Excellent opportunity in Grovenor! A charming, family-friendly neighborhood known for its tree-lined streets, well-established homes, and proximity to downtown. This community offers a blend of historic character and modern amenities, with easy access to scenic parks, schools, and the river valley, making it ideal for a variety of lifestyles. BONUS! The new LRT will have two stations within walking distance of this property. This home is an opportunity for someone who loves the charm of a cozy character home that is waiting for their imagination! Large living room, 2 bedrooms, 4-piece bath and a functional kitchen. Roof replaced in 2005, new furnace in 2011 and new HWT in 2021. There are many opportunities for this property. This could make for a excellent first home, a rental with lots of potential, or a great infill development. The potential to increase value is right at your fingertips. (id:6769)

Laundry room Measurements not available

Living room 4.65 m X 3.52 m

Kitchen 3.05 m X 4.3 m

Primary Bedroom 2.89 m X 3.51 m

Bedroom 2 2.89 m X 2.6 m

Listing Presented By:



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