



## Edmonton Alberta

\$384,900

Prime redevelopment opportunity in the mature Sherwood neighbourhood. This 1956 bungalow sits on a generous 50 ft x 125 ft lot, offering excellent potential for infill or future redevelopment. The existing home provides approximately 700 sq ft with 2 bedrooms on the main level, an additional bedroom in the basement, and 2 full bathrooms. Long-term tenant in place for approximately 19 years, making this a suitable land-hold investment while planning future development. Detached garage is used as a storage shed. Ideally located close to schools, parks, public transit, and with convenient access to amenities like Meadowlark Health & Shopping Centre, West Edmonton Mall, and Stony Plain Road. (id:6769)

Family room Measurements not available

Kitchen Measurements not available

Living room Measurements not available

Primary Bedroom Measurements not available

Dining room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.shirleynguyen.com/>



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.ca)

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