



Edmonton Alberta

\$425,000

Welcome to this fantastic opportunity in the desirable community of Lynnwood! Situated on a large 7,758 sq. ft. lot, this property offers exceptional potential for investors, builders, renovators, or buyers looking to build equity. The existing bungalow requires significant updating and structural repairs and is being sold AS IS, WHERE IS. Engineering reports and a structural repair estimate are available. The spacious yard offers endless possibilities for future redevelopment, while the detached garage provides added convenience and storage. Enjoy the benefits of this mature, tree-lined neighbourhood close to excellent schools, parks, shopping, public transit, Misericordia Hospital, West Edmonton Mall, and with quick access to Whitemud Drive and Anthony Henday. A rare opportunity to secure a premium-sized lot in one of west Edmonton's most established and sought-after communities. (id:6769)

Family room 3.18 x 3.50

Den 3.65 x 5.63

Bedroom 4 3.42 x 3.51

Living room 3.91 x 5.48

Kitchen 3.90 x 4.04

Primary Bedroom 3.73 x 3.95

Bedroom 2 2.74 x 2.73

Bedroom 3 2.53 x 3.65

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

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



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