



Edmonton Alberta

\$435,000

ATTENTION INVESTORS & BUILDERS! EXCELLENT INVESTMENT OPPORTUNITY ON A 6,000+ SQ FT CORNER LOT! Fantastic opportunity to own a property with great rental potential and future redevelopment possibilities! Situated on a spacious *6,000+ sq ft corner lot, this bungalow features **3 bedrooms on the main floor, an unfinished basement, a massive backyard, and a double detached garage.* Ideally located near *50 Street and 23 Avenue*, this property offers convenient access to schools, Grey Nuns Community Hospital, Mill Woods Town Centre, public transit, shopping, and other major amenities. Whether you're looking to *add a rental property to your portfolio, renovate, or explore future redevelopment opportunities*, this property offers plenty of potential in a well-established, convenient location. *A rare opportunity for investors, builders, and buyers looking for long-term value!* (id:6769)

Family room 7.01 m X 4.27 m

Bedroom 4 4.27 m X 2.29 m

Living room 4.88 m X 4.5 m

Dining room 3.05 m X 2.99 m

Kitchen 3.96 m X 2.9 m

Primary Bedroom 4.88 m X 3.66 m

Bedroom 2 2.74 m X 2.44 m

Bedroom 3 3.66 m X 2.74 m

Listing Presented By:



Originally Listed by:
Royal LePage Arteam Realty



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