



## Edmonton Alberta

\$422,000

A rare and affordable opportunity to purchase this well-maintained and upgraded home that sits on a large lot which offers incredible potential for profitable redevelopment. Main level has an inviting entrance way with French doors opening up to a bright & spacious living room with bow window. This level also has a dining area and large kitchen. Upper level has 3 bedrooms (primary has 2-piece ensuite), & full (3-piece) bathroom. 3rd level has a family room, 4th bedroom, 3-piece bathroom. Basement has a hobby room, laundry/utility area and plenty of storage. Fenced backyard is huge (717.9 Sq.M) and features a large deck, garden, 3 storage sheds and plenty of off street parking. Property sides onto a lane and is zoned RS (Small Scale Residential) which allows for (permitted) development including detached, attached & multi-unit residential housing. (id:6769)

Hobby room 4.2 m X 3.9 m

Laundry room 2.3 m X 2.3 m

Storage 2.8 m X 2.8 m

Family room 5 m X 4.2 m

Bedroom 4 3.6 m X 3.2 m

Living room 4.8 m X 4 m

Dining room 2.7 m X 2.1 m

Kitchen 4.2 m X 3.1 m

Pantry 0.6 m X 0.5 m

Primary Bedroom 3.8 m X 3.6 m

Bedroom 2 3.5 m X 2.4 m

Bedroom 3 2.9 m X 2.6 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.myedmontonhomes.ca/>



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