



## 5007 54 Avenue Warburg AB

\$94,900

Incredible opportunity in a prime location! Cozy, updated 1,120 sq' bungalow with 3 bedrooms & main floor laundry is situated on 3 Side by Side lots! Total frontage of 141.75' x 134.19' deep = .436 of an Acre! Two of the lots have a frontage of 50' wide, and the 3rd lot (18) has a frontage of 41.75' wide. Potential to build a duplex, triplex or even a fourplex. Great as a flip, revenue property, or to call home and expand/develop when you're ready. Right across the street from Warburg School (Kindergarten to Grade 12), a perfect location for a dayhome or afterschool care. The potential is virtually limitless. Gorgeous mature trees surround the property perimeter. The Seller will consider a rent to own for the right Buyer. Priced to sell quickly.

Listing Presented By:



Originally Listed by:  
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