



## Edmonton Alberta

\$439,000

Prime Allendale Redevelopment Opportunity! Located in one of Edmonton's most desirable mature communities, this property sits on a 52 ft x 106 ft lot offering excellent potential for infill development or future redevelopment. Surrounded by newer homes and close to the University of Alberta, LRT, schools, parks, and shopping, the location makes this an attractive opportunity for builders, investors, or redevelopment buyers. The existing semi-bungalow features a functional layout with a spacious living room, formal dining area, main floor bedroom and bath, plus two additional bedrooms upstairs. The basement is partially developed with laundry and storage. Features include updated electrical, laminate flooring and mostly PVC windows. The exterior offers vinyl siding, mature landscaping, RV parking, garden space, and a single detached garage. Ideal holding property or redevelopment site in a prime infill location with strong future upside. Endless potential ! (id:6769)

Den 4.00 x 4.06

Bedroom 4 3.38 x 4.06

Storage 1.64 x 1.36

Living room 3.39 x 5.32

Dining room 2.79 x 3.48

Kitchen 3.21 x 3.48

Primary Bedroom 4.29 x 3.20

Mud room .98 x 1.03

Pantry .39 x 0.93

Bedroom 2 4.24 x 3.48

Bedroom 3 3.21 x 4.23

Listing Presented By:



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