

Edmonton Alberta

$469,900

LOCATION! LOCATION! LOCATION! RARE OPPORTUNITY IN THE HIGHLY SOUGHT AFTER HIGHLANDS! Perfectly positioned across from the park, w/Ada Boulevard & the golf course just steps away, this charming bungalow offers endless possibilities! Golf enthusiasts can walk to the course! Featuring original hardwood floors, beautiful mahogany doors & baseboards, a cozy gas fireplace, 3 bedrooms (2 up, 1 down) & a 4 PC main bath. The updated kitchen includes a fridge, gas stove, microwave & built-in dishwasher. Plus the shingles are new in 2024. The ENORMOUS YARD w/a back alley access offers incredible potential! RENOVATE, RESTORE, INVEST OR REBUILD! Preserve the home's original character, transform the basement into additional living space, enjoy rental income or explore the opportunity to build your dream home in this exceptional location! A long term tenant of 5 years, has an excellent payment history & would love to stay. The home would benefit from some TLC, but the potential is undeniable. OPPORTUNITY IS KNOCKING! (id:6769)

Bedroom 3 Measurements not available
Living room Measurements not available
Kitchen Measurements not available

Primary Bedroom Measurements not available
Bedroom 2 Measurements not available

Listing Presented By:

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