



## Edmonton Alberta

\$549,995

Listing Presented By:



HOLYROOD CORNER LOT - Investment Opportunity! Flip, develop, or live in and hold this prime property in the highly desirable Holyrood community. This 2-storey detached home offers 4 bedrooms, 1 1/2 baths, and 1,655 sq. ft. of living space on a massive 7,618 sq. ft. corner lot. RS zoning provides flexibility for multiple development options, including small-scale residential up to 3 storeys or a potential 9-unit multi-family project (subject to approval). The finished basement includes a family room, office, and separate entrance--perfect for a potential basement suite. Just 5 blocks to Bonnie Doon Mall & LRT, 2 blocks to Holyrood Park, and minutes to downtown and the river valley. Mature, tree-lined streets combine quiet living with urban convenience. Don't miss this rare opportunity! (id:6769)

Family room Measurements not available

Den Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Originally Listed by:  
RE/MAX River City

<http://getrealestateinfo.ca/>



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