



## Edmonton Alberta

\$399,000

ATTENTION INVESTORS AND DEVELOPERS Exceptional redevelopment opportunity in King Edward Park. Situated on a massive OVER 5,400 sqft lot, ideally located on a vibrant street, whyte ave known for its diverse restaurants and energetic atmosphere. this charming bungalow offers tremendous potential to build a luxurious single-family home or duplex. Located in one of Edmonton's most sought-after and rapidly evolving infill communities, this property is just steps from Mill Creek Ravine, Campus Saint-Jean, schools, shopping, and within walking distance to the NEW Valley LRT. The main floor features two spacious bedrooms, a full bathroom, and a bright living area, while the basement includes an additional bedroom, 4-piece bath, second living space, SECOND KITCHEN, and a SEPARATE ENTRANCE. This home is ideal for rental income or long-term investment potential. Live in, rent out, or redevelop. Opportunities on a massive lot in a prime location are rare. Don't miss out!!!! (id:6769)

Bedroom 3 3.54 m X 4.21 m

Second Kitchen 3.05 m X 3.37 m

Living room 3.77 m X 5.97 m

Kitchen 2.69 m X 5.47 m

Primary Bedroom 2.91 m X 3.42 m

Bedroom 2 3.44 m X 3.43 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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