



## Edmonton Alberta

\$425,000

Attention Investors, First-Time Buyers & Developers. Opportunity Knocks in King Edward Park! Live in it, rent it, or redevelop. This 4-bed, 2-bath, 812 sq ft home on a generous 42x130 ft lot has been thoughtfully maintained and updated throughout. Beautiful oak hardwood floors, renovated kitchen, newer windows, and freshly redone concrete paths show pride of ownership from the moment you arrive. Out back, a maintenance-free deck is perfect for entertaining, while the finished basement with added sump pump and fully replaced sewer line offer serious peace of mind. The oversized double detached garage features its own separate panel, ready for a workshop, EV charger, or whatever you need. For developers, the deep lot in this high-demand neighbourhood signals prime infill potential. Steps from Mill Creek Ravine, Whyte Avenue, the University of Alberta, Bonnie Doon Shopping Centre, and transit. King Edward Park is a mature, walkable community with tight supply and strong demand. Bring your vision. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



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