



## Edmonton Alberta

\$395,000

Prime opportunity in King Edward Park. This bungalow on a 520 sq meter corner lot offers strong potential for redevelopment, infill, or long-term rental holding. The current home includes 3 bedrooms up, a spacious living room with dining area, U-shaped kitchen, and a fully finished basement featuring a large rec room, 4th bedroom, 3-piece bath, and laundry/storage space. Single garage plus ample lot depth enhance future options. The property is tenant-occupied, well maintained, and well priced, making it an attractive entry point in a neighbourhood seeing ongoing revitalization. Ideal for forward thinking owner occupant or investors seeking land value with holding income, or developers planning their next project in a mature, high-demand area close to transit, schools, and Whyte Avenue amenities. (id:6769)

Family room 9.4 m X 3.65 m

Bedroom 4 3.65 m X 3 m

Laundry room 3.45 m X 3.3 m

Living room 5.6 m X 3.75 m

Dining room 2.45 m X 2.4 m

Kitchen 4.3 m X 3.6 m

Primary Bedroom 3.75 m X 3.1 m

Bedroom 2 3.75 m X 2.45 m

Bedroom 3 3.4 m X 2.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.edmonton-home.com/>

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.