



Edmonton Alberta

\$449,800

True Corner Lot in Kenilworth in central south Edmonton measuring out at 61' x 130' according to City of Edmonton parcel maps with a full front west street exposure with no parking restrictions and alley access on the north side of the lot. The location is within walking distance to several schools, two playgrounds, one spray park, one outdoor rink, one indoor rink, swimming pool, rec center & one tobogganing hill. Shopping and transit are all within walking distance as well. LRT is approximately 1.5km walk. Easy access to U of A, Kings University, Anthony Henday, Downtown, S.E. Industrial & Whitemud Freeway. There is currently a 1400 sq/ft open beam bungalow on the property that is fully finished up and down with a separate entrance directly to the garage, the home is in original condition with no notable updates with the exception of furnace, HWT and A/C. The home has 3+1 bedrooms & 3 full baths. Ideal renovation or redeveloped opportunity in a sought after community. (id:6769)

Family room 11.09 m X 8.27 m

Bedroom 3 3.3 m X 3.35 m

Laundry room 4.6 m X 3.31 m

Storage 2.34 m X 2.32 m

Living room 4.69 m X 5.78 m

Dining room 3.63 m X 3.08 m

Kitchen 4.86 m X 2.95 m

Den 3.03 m X 2.95 m

Primary Bedroom 4.2 m X 3.63 m

Bedroom 2 2.96 m X 4.2 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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RE/MAX ELITE

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca