



Edmonton Alberta

\$375,000

Well-located property on a 33' x 132' corner lot just one block off Whyte Avenue in a highly desirable central location. This property offers great potential for homeowners, investors, or future redevelopment. Commuting is convenient with close proximity to Whyte Avenue, Downtown Edmonton, public transportation, and the new LRT station. Enjoy the outdoors just steps away at Mill Creek Ravine, offering beautiful walking and nature trails. The home is also within walking distance to Bonnie Doon Mall, local shops, restaurants, and the University of Alberta's Campus Saint-Jean, making this a fantastic location for families, students, and professionals alike. The existing home offers approximately 683 sq ft with 2 bedrooms on the main floor and a 1-bedroom in the basement, providing flexibility for a variety of living or investment options. Recent updates include new lighting throughout the home, a new kitchen in the basement, and new flooring in the upstairs kitchen and basement (id:6769)

Bedroom 3 4.2 m X 2.8 m

Living room 4.13 m X 4.02 m

Kitchen 3.53 m X 3.41 m

Primary Bedroom 3.44 m X 3.09 m

Bedroom 2 2.99 m X 2.6 m

Listing Presented By:



Originally Listed by:
Exp Realty

REMAX Elite

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