



Edmonton Alberta

\$339,900

Unbeatable opportunity in Alberta Avenue! This bi-level home offers flexible living arrangements with two self-contained living areas. The main floor features 3 bedrooms, 1 bathroom, its own laundry, and a fully enclosed layout. The basement includes a 1 bed, 1 bath setup with a kitchen and separate laundry, plus an additional finished office space that was previously used as a third living area. The home has both front and rear access to the basement, and each living area is on its own electrical service. Situated on a corner end lot with over 120' of frontage and 48' of depth, this property is prime for redevelopment. Tons of parking options with a single attached garage (7.75x4.15), single detached garage (3.86x2.90), and a wide asphalt driveway between them that accommodates 3+ vehicles. Plus, street parking is plentiful and rarely in demand. This is a fantastic opportunity for buyers looking for versatility, investment potential, or future development. (id:6769)

Bedroom 4 4.35 m X 3.35 m

Laundry room 3.6 m X 3.15 m

Second Kitchen 4.3 m X 2.25 m

Office 3.8 m X 3.1 m

Office 4.15 m X 3.8 m

Living room 9.27 m X 4.5 m

Kitchen 4 m X 3.15 m

Primary Bedroom 3.35 m X 3.1 m

Bedroom 2 3.35 m X 3.1 m

Bedroom 3 3.2 m X 3.15 m

Laundry room 1.75 m X 1.15 m

Listing Presented By:



Originally Listed by:
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