



## Edmonton Alberta

\$425,000

OPPORTUNITY IS KNOCKING! Investors & renovators--this is the project you've been waiting for! Charming 933 sq ft bungalow in the heart of Jasper Park. Just minutes from West Edmonton Mall & quick access to Whitemud Drive, you'll love the unbeatable convenience to shopping, dining, & 15 min commuting downtown or to the U of A. The main floor offers 2 bedrooms, 1 bath & spacious kitchen with patio doors opening to a good-sized deck--perfect for entertaining or relaxing. Downstairs, the separate 1-bedroom, 1-bath nanny/mother-in-law suite features a second kitchen, ideal for extended family. Shared laundry serves both suites & updated electrical. Full of life & bursting with potential, this home is a fantastic opportunity for a rewarding fixer-upper or a smart hold-and-redevelop investment. The large 47.6 ft x 148 ft lot (14.5m x 45.1m) sits in a neighborhood undergoing exciting revitalization, with new infill projects & modern amenities transforming the area & walking to West Valley Line LRT! (id:6769)

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Living room 19'3" x 12'7

Dining room 13'9" x 9'7

Kitchen 13'9" x 9'8

Primary Bedroom 9'9" x 10'6

Bedroom 2 9'10" x 10'3

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>

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