



## Edmonton Alberta

\$524,999

Situated on a quiet, tree-lined street in the heart of Bonnie Doon, this spacious and well-maintained home offers incredible potential for homeowners, investors, or developers alike. Set on a generous 57 ft by 89 ft lot with small-scale residential zoning, the property presents excellent development opportunities. Inside, you'll find 3 bedrooms, 2 bathrooms, 2 kitchens, and 2 fireplaces—perfect for extended family living or future suite possibilities. Large windows throughout fill the home with natural sunlight, complemented by new flooring and windows in select areas. Just moments from the LRT, Bonnie Doon Mall, downtown Edmonton, and the city's beautiful ravine trail system, this property is ideally located in one of Edmonton's most desirable and connected neighborhoods. (id:6769)

Bedroom 3 3.02 m X 3.25 m

Second Kitchen 2.18 m X 3.37 m

Living room 5.56 m X 3.84 m

Dining room 2.37 m X 3.24 m

Kitchen 2.24 m X 3.11 m

Primary Bedroom 3.1 m X 3.86 m

Bedroom 2 3.04 m X 3.11 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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