



9440 57 Street Edmonton AB

\$424,702

ATTENTION INVESTORS.....ATTENTION HOME OWNERS.....ATTENTION DEVELOPERS.....CORNER LOT 52' X 110'..... WALKING DISTANCE TO PARK/ SCHOOL.....~!WELCOME HOME!~ prime time lot to maximize the cities newest zoning. density!! Classic bungalow, located in sought after Ottwell community. From open entrance, on your right is the great room, and attached flax/dinning room. Kitchen at the back of the house with some new paint. full bathroom down the hall, has 3 bedrooms but was converted to 2 bedroom(easily could be put back to 3...) They did install new luxury vinyl plank flooring a few years back also. The back entrance has a separate door, easily could suite the basement should you choose also. basement is total function, bedroom, bathroom(needs some TLC) and big rumpus room. there is even a newer furnace...

Listing Presented By:



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