



Edmonton Alberta

\$199,900

Discover an exciting investment in Chinatown's heart, featuring a prime 1,000+ sq ft raised bungalow with significant potential. This fixer-upper is listed at \$199,900, with the option for a tear down and rebuild. Ideally situated across from Lucky 97 Supermarket, it includes four self-contained, previously city-approved units with separate power meters for easy utility management. There's also a single detached garage at the back. The lot, zoned RM h16 (rare!) for medium density, measures 33.1 x 122 feet, allowing for multi-unit residential over four storeys with commercial potential. The adjacent property (9636 107A AV) is also for sale, enhancing expansion possibilities. Located steps from Chinatown's amenities, it's minutes from Downtown, Rogers Place, NAIT, Royal Alexandra Hospital, Kingsway Mall, MacEwan University, Commonwealth Stadium, Little Italy and Stadium LRT Transit Station. Don't miss this opportunity for both great income and long-term investment in Edmonton's culturally rich neighborhood. (id:6769)

Bedroom 3 3.21 m X 2.85 m

Bedroom 4 3.13 m X 2.9 m

Second Kitchen 2.42 m X 2.86 m

Second Kitchen 2.67 m X 2.87 m

Living room 4.34 m X 3.83 m

Dining room 3.52 m X 2.99 m

Kitchen 2.6 m X 3.48 m

Family room 2.65 m X 3.09 m

Primary Bedroom 4.21 m X 3.15 m

Bedroom 2 3.11 m X 2.68 m

Second Kitchen 1.62 m X 3.1 m

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

<http://chenkeng.royallepage.ca/>

RE/MAX ELITE

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca