



## Edmonton Alberta

\$430,000

RARE OPPORTUNITY in the highly sought-after community of Hazeldean! Situated on a LARGE LOT along a beautiful tree-lined street, this LEGALLY SUITED home offers exceptional flexibility in one of Edmonton's most desirable mature neighbourhoods. The well-maintained property features 2 bedrooms on the main floor and 2 bedrooms in the legal basement suite, each with its own kitchen, living space, full bath, and separate laundry. Thoughtful updates over the years make this home MOVE-IN READY while still offering tremendous long-term potential. The generous lot also presents exciting FUTURE REDEVELOPMENT POTENTIAL in a neighbourhood experiencing significant revitalization. Just minutes from Mill Creek Ravine, Whyte Avenue, Downtown, schools, parks, public transit, and the Valley Line LRT, with easy access to major routes. A fantastic opportunity to own in one of Edmonton's PREMIER INFILL communities! (id:6769)

Bedroom 3 3.79 m X 3.79 m

Bedroom 4 4.22 m X 2.24 m

Recreation room 6.08 m X 3.31 m

Second Kitchen 3.6 m X 3.84 m

Utility room 2.52 m X 1.78 m

Living room 3.74 m X 3.64 m

Dining room 2.08 m X 3.64 m

Kitchen 3.69 m X 4.01 m

Primary Bedroom 3.68 m X 3.89 m

Bedroom 2 3.52 m X 2.43 m

Listing Presented By:



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