



Edmonton Alberta

Alberta Avenue

\$194,500

RE/MAX
REALTOR

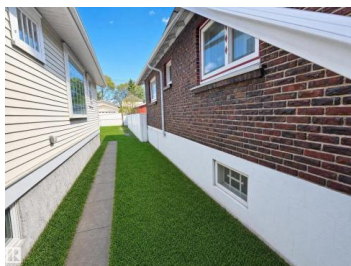
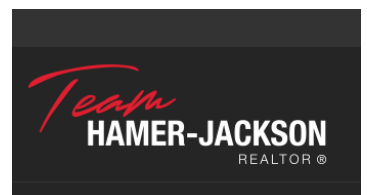
Endless Potential in Alberta Avenue: Renovate, Rent, or Redevelop! Prime opportunity in one of Edmonton's fastest-evolving neighborhoods. Located minutes from Downtown & NAIT, this property offers incredible versatility for investors, buyers looking for a fixer-upper, or future developers. Full of historic charm, the lot features one of Edmonton's rare surviving clinker brick bungalows. Offering 821 sq ft above grade, the home is structurally sound & fully functional. The fully finished basement is a massive bonus, featuring large windows, a full bathroom, 3rd bedroom, & a 2nd kitchen—ideal for generating rental income or an in-law suite. Completed by an oversized single detached garage in premium condition. Unbeatable location: steps to Coliseum LRT, Royal Alex Hospital, schools, parks, & transit. Perfect for professionals working downtown or students at NAIT. Whether you want to restore a character home, secure a strong holding property, or plan a future infill build, this property delivers! (id:6769)

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