



## Edmonton Alberta

Mccauley

**\$250,000**



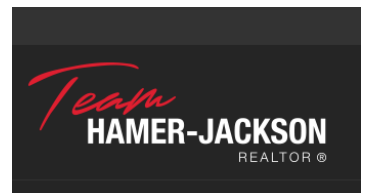
Investor opportunity! Corner lot, zoned RM for Medium scale residential (mixed use). Separate side entry & basement roughed in for 2nd kitchen. 4025sf (33'x122') south backing lot in a historical neighbourhood under revitalization initiatives spearheaded by local organizations and the city of Edmonton. This raised bungalow features an oversized living room, spacious dining nook, bright kitchen & 3 bedrooms on the main floor. Lower level highlights a side entry, dual recreational spaces, future 2nd kitchen, dining area, large bedroom, laundry room & multiple storage spaces. Detached oversized single garage. Plenty of room for guest parking. This home is ideal for a savvy investor, first time home buyer for multi-generational living. Close proximity to all services & within catchment of 6 schools. (\*some photos virtually staged) (id:6769)

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