



Edmonton Alberta

\$194,500

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)

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 2 m X 3.5 m

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.realtyedmonton.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.