



## 10245/10249 146 Street Edmonton AB

\$840,000

Developers, Builders Alert - Beautiful Grovenor location 2 two single family homes side by side with side and back alleys entrances perfect for best multi units building. A gorgeous mature street only 1 blk from the LRT. Excellent frontage of almost 88 feet with 142 feet of length, depth, side alley and back alley also border the site. This parcel 12,545 sq feet (1165.54 sq meters) has only one adjoining neighbor and it is a magnificent newer larger 2 storey duplex. The perfect opportunity location close to LRT and with the recent City of Edmonton changes to relaxation sets backs and relaxation development density changes allows at least 8 or more Townhouse attached units with 7 or more legal basement suites making 15 or more units or perhaps build a multifamily building if rezoned . Enormous possibility for great income producing development or selling of individual units. The 2 homes are presently rented, are good holding properties. Prime Prime location in most desired Grovenor next to Glenora ....

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

juliansells@shaw.ca  
<http://www.juliansells.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)