



ADDRESS:  
10631 - 83 STREET NW  
LEGAL DESCRIPTION :  
LOT 51, BLOCK 8, PLAN 6800AK

SITE ARE: +/- 770 m2

CURRENT ZONING: RS

SITE COVERAGE:  
MAX. PERMITTED 45%  
PROPOSED: 45.09%  
BUILDING 2757.50 SQ. FT.  
256.18 m2 (33.27%)  
GARAGE 980 SQ. FT.  
91.04 m2 (11.82%)

MAX. # OF DWELLINGS PERMITTED  
(75 m2/ DWELLING)  
770 / 75 = 10.26 DWELLINGS

PROPOSED 4 PRINCIPAL DWELLINGS,  
4 BASEMENT SECONDARY SUITES  
AND 2 BACKYARD HOUSING  
TOTAL 10 DWELLINGS

**PROPOSED SITE PLAN**  
JUL 06, 2024

# 10631 83 Street Edmonton AB

\$650,000

Exciting Redevelopment Opportunity! This corner lot off Rowland Road offers stunning Ravine and River Valley views. Located in the desirable Forest Heights community, this 769 sqm corner lot has huge potential for a fourplex with four legal suites and 4 detached single garages with up to two garage suites, totaling up to 10 units/dwellings. Perfect for the CMHC MLI Select program. Nestled in a quiet neighborhood, it's close to Downtown, schools, walking trails, public transit, and shopping. Less than 10 minutes from downtown. Don't let this chance slip away!

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

ghalayani.realty@gmail.com  
<https://mahmoud.realtor>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net