



# 11438 85 Street Edmonton AB

\$240,000

Your investment opportunity awaits in the evolving Parkdale neighborhood! A short walk to the LRT, close to downtown, NIAT, Kingsway Mall, Royal Alex Hospital, Commonwealth Rec Centre and Stadium plus other amenities. Rent this bungalow or explore the possibilities of building on the massive lot. This 552.7 m<sup>2</sup> lot is 36.6 m<sup>2</sup> deep and 15 m<sup>2</sup> wide! With the new RS zoning, you could create multi-unit housing with secondary suits and backyard housing, build up to 3 Storeys and up to 7 units. Don't miss out on this income generating opportunity.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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