



# 12331 77 Street Edmonton AB

\$132,000

SERVICED LOT. Amazing opportunity to build a home with a suite, or another development, Already subdivided, measuring 25 by 122 foot lot in the Elmwood Park area! Build a home for yourself, or occupy one of the units as your primary residence and benefit from rental income from the other unit! This lot enjoys a beautiful tree lined street. Very walkable location. Walking distance to schools, Excellent restaurants and coffee shops, blocks away, a Great upside with central location close to downtown, Yellow Head & and other major routes! NO demolition costs, NO asbestos removals, serviced lot, this lot is turn key and ready to go! The seller has a total of 3 lots beside each other that can be sold separately or as a package. Back alley access for easy construction access - ready to go!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

vince.fiacco@live.ca  
<http://www.VinceFiacco.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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