



3653 106 Avenue Edmonton AB

\$149,900

This lot is fully serviced and offers the possibility to construct a rooftop patio, from which you can enjoy breathtaking views of the downtown skyline and the river valley. Situated mere steps away from the scenic Ada Boulevard and the North Saskatchewan River Valley, this property is nestled on a street adorned with mature trees. It boasts a north-facing front and a sun-drenched southern backyard. Explore nearby parks, follow the river valley trails, or stroll along Ada Boulevard. Take advantage of local favorites such as Bodega, Fox Burger, Mandolin Coffee, and Kind Ice Cream. The location provides easy access to the downtown area, Wayne Gretzky Drive, Yellowhead Trail, and Anthony Henday, making for a swift commute to Costco on 50th street or to Sherwood Park. It's also conveniently close to Ivor Dent School (K-9) and Highlands School (K-9). This is an opportunity you won't want to miss!

Listing Presented By:



Originally Listed by:
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