



## 40 BLACKBURN Drive Edmonton AB

\$1,350,000

OASIS IN THE HEART OF EDMONTON! Looking for the privacy of an acreage in the city? WELCOME to Blackburn in its convenient location of SW Edmonton. This 2.67 acre (116,305 sqft) lot is situated well within city limits and borders tranquil creeks and mature trees. The North, East and part West sides of the property are surrounded by an environmental reserve. Excellent access to Anthony Henday, and all amenities. Property has RM zoning! The property has excellent potential to redevelop land with low rise residential or commercial space. Building pocket of this lot is 14,585 sqft. This one of a kind opportunity doesn't come often. Tranquility lives here.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

clara@chloeandclara.com  
<https://www.chloesells.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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