



## 9815 105 Street Edmonton AB

\$549,000

150' x 48' LOT in Downtown Edmonton! Priced to SELL! This piece of land offers incredible potential for development. The site is zoned for High Density Residential (HDR), allowing flexibility in planning a high-rise or mid-rise multi-unit project. The site provides breathtaking views of the Edmonton River Valley and the Alberta Legislature. Located just minutes from MacEwan University, this prime location is close to shopping, transit, and Jasper Ave. With some creative planning, you could develop up to 40 metro apartments here. Approved back-lane access adds even more potential. This opportunity won't last long at this price!

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

goldy122@hotmail.ca  
<http://homesandgardensrealestategroup.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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