



## Edmonton Alberta

\$299,999

Exceptional land-value opportunity in up-and-coming Grovenor, just minutes west of downtown. Rare deep 33' x 180' lot (~5,940 sq ft / 551.610 m<sup>2</sup>) with strong redevelopment potential in Edmonton's RS small-scale residential zone. Home sold strictly as-is, where-is with contents included -- not in livable condition. Land value only. Bring your builder and capitalize on Edmonton's booming infill market. Prestigious Glenora sits right next door across 142 St. Grovenor offers the same prime, central location -- at the ground floor. Unbeatable location: ~10 min to downtown, walk to Grovenor School and the future Grovenor/142 St Valley Line West LRT stop. Near MacKinnon Ravine, the River Valley & Westmount Shopping. Buyer to verify development potential and zoning with the City of Edmonton. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.devillahomes.com/>



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