



Edmonton Alberta

\$325,000

BUILDER AND DEVELOPER OPPORTUNITY in BRITANNIA YOUNGSTOWN. Set on a FLAT 50 X 150 FT LOT measuring approximately 696.80 sqm, this property offers a strong foundation for a future Edmonton infill project. Rear alley access and an existing TRIPLE DETACHED GARAGE provide added flexibility for planning and construction. A modern multifamily infill directly next door reflects the redevelopment taking place in this mature west Edmonton neighbourhood. Until you are ready to build, the existing bungalow offers practical holding value with 5 bedrooms, 2 full bathrooms and a fully finished basement featuring a SECOND KITCHEN and central recreation room. Build a large custom home or explore the potential for a multi unit development. An excellent opportunity to secure a substantial lot in an established community. Future use and redevelopment are subject to City approval and buyer due diligence. (id:6769)

Bedroom 4 4.19 m X 3.18 m

Bedroom 5 3.32 m X 2.76 m

Second Kitchen 4.15 m X 6.12 m

Utility room 4.18 m X 2.62 m

Living room 3.86 m X 5.53 m

Dining room 4.02 m X 2.94 m

Kitchen 4.02 m X 2.94 m

Primary Bedroom 3.74 m X 3.12 m

Bedroom 2 3.74 m X 3.14 m

Bedroom 3 4.01 m X 2.6 m

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.davesells.ca/>



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