



Edmonton Alberta

\$217,000

ATTENTION BUILDERS & INVESTORS!! A fantastic opportunity is available in the west end neighborhood of Britannia Youngstown! This 25' x 150' vacant lot is ready for construction. Adjacent 25' x 150' lot is also available for side-by-side builds or expanded development. RS zoning, could perfectly suit a single family home with a legal basement suite/garden suite, or purchase both lots and build a duplex or multiplex maximizing rental potential! Located on a quiet street in a well established community. Steps to the future LRT, nearby schools, shopping and a hospital. Demolition, abatement, subdivision, are already complete. If both properties are purchased together, the purchaser may be able to make use of some of the current Design drawings (see photos). Current design has had a blower test completed. Surveying builders package has been paid for including building placement, drainage plan, final grade, etc. This property is currently sitting at the permit stage. Strong opportunity in a growing community. (id:6769)

Listing Presented By:



Originally Listed by:
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