



Edmonton Alberta

\$474,900

Build your next investment in Grovenor! This vacant 635.8 m² lot, approximately 48' x 143', comes with an approved development permit for four row-house dwellings with four basement secondary suites—eight residences in total. Architectural drawings, plot plan, landscape plan and City addressing letter are included, giving buyers a substantial head start on their next project. The proposed two-storey design features four 3-bedroom, 2.5-bath homes with open-concept main floors, primary ensuites and upstairs laundry, complemented by four 1-bedroom basement suites with separate exterior entrances and dedicated laundry. RS zoning and rear lane access round out the site. Located near Grovenor School, community recreation amenities, Stony Plain Road shopping and MacKinnon Ravine, with convenient access to downtown. An opportunity for builders and investors to acquire an infill site with a defined development plan in an established west-central neighbourhood. (id:6769)

Listing Presented By:



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