



Edmonton Alberta

\$2,200,000

PRIME LOCATION - 0.423 Acres in Old Strathcona! This rare corner lot sits right on Calgary Trail South, directly across from Save-On-Foods, in the heart of historic Old Strathcona -- one of Edmonton's most vibrant and high-traffic areas. You're steps away from University of Alberta, Grant MacEwan, shopping, nightlife, entertainment, LRT, and ETS routes. The Old Strathcona Public Realm Strategy focuses on walkable, bike-friendly urban living with plazas and lively alleyways. The area is rich with parks, schools, healthcare, shopping, and a strong community vibe. Zoned MU (Mixed-Use) - perfect for a mix of residential and commercial development like offices, retail stores, or apartment condos. With Calgary Trail frontage and a laneway on the east side, this high-exposure corner lot is ideal for a standout urban project in a thriving neighbourhood.

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Listing Presented By:



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<https://century21smart.ca/>



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