



## Edmonton Alberta

\$309,999

Great opportunity in Grovenor! Easily accessible great location for your next build in Edmonton. This 32 x 143 foot lot offers an exciting opportunity, especially with the new zoning bylaw coming into effect on January 1 2024. From this location, you are located 10 minutes from downtown, 13 minutes from West Edmonton Mall, 7 minutes from Yellowhead trail and around 11 minutes from Whitemud Drive. Immediate vicinity offers basic amenities, including health, shopping and leisure plus schooling. To calculate how many units can fit on this lot you take the area of the lot in meters square and divide that by 75. Result is the number of units that may fit in a building on this site. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.mastersteam.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net