



Edmonton Alberta

\$359,900

Located in the desirable Britannia Youngstown neighborhood, this massive 765 sqm (55' x 149') infill lot presents a prime redevelopment opportunity. Surrounded by newer infill homes and original single-family residences you can see the amazing transformation. It is zoned RS with relaxed building bylaws make it ideal for maximizing the redevelopment potential. The lot offers alley access from three directions, adding convenience for development. While the existing home is not habitable and sold as-is for lot value, the property's size and location make it an attractive investment. Great location! Just a short drive to downtown, West Edmonton Mall and many other amenities, plus quick access to Yellowhead Trail, Whitemud Drive, and Anthony Henday Drive. It's also short walking distance to parks, schools, shopping, public transit, and the future LRT station. The neighbourhood's appeal and strong potential for appreciation make this a prime opportunity for investors or buyers looking to build their dream home. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://www.kentonking.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.