



## Edmonton Alberta

\$389,000

Attention builders, investors, and developers! Incredible opportunity in prime Britannia Youngstown to acquire a 696 m<sup>2</sup> or 15.28m x 45.69m level lot with a home on it & back lane access. This property offers outstanding future development and income-generating potential, including the possibility for a fourplex or other redevelopment options. The level land and rear lane access provide added convenience and flexibility for future planning, parking, and maximizing the site's potential. Set in a highly convenient location, this property is just nearby downtown, and West Edmonton Mall, offering easy access to shopping, schools, amenities, and everyday commuting. This is an excellent opportunity to invest in a property with significant upside for future returns. (id:6769)

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**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.