



## Edmonton Alberta

\$595,000

ATTENTION INVESTORS & DEVELOPERS! Exceptional redevelopment opportunity on a prime 48'x140' lot in one of Edmonton's most sought-after communities. Nestled on a picturesque, tree-lined street surrounded by long-term homeowners who take pride in their properties, this lot offers outstanding potential for subdivision or a custom redevelopment project (subject to municipal approval). Mature trees enhance the charm & character of both the front & back yards, creating a beautiful setting rarely found on redevelopment lots. Enjoy a highly walkable lifestyle just steps from vibrant 124 St, home to some of YEG's best cafes, restaurants, boutiques, & local shops. You'll also appreciate the close proximity to Mackenzie Ravine & the stunning River Valley trail system. Schools, Royal Alexandra Hospital, Westmount Shopping Centre, Groat Road, & Yellowhead Trail are all within a 5 minute drive. An outstanding opportunity to secure a premium lot in one of Edmonton's most established and desirable neighbourhoods. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Sable Realty



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