



## Edmonton Alberta

\$374,900

Prime infill opportunity on a 38 ft wide by approximately 99 ft deep lot (12.2 m x 30.2 m) in a desirable south Edmonton neighbourhood. This rectangular parcel offers excellent potential for a luxury custom home or duplex development. The existing bungalow provides holding rental potential with a functional layout and finished basement. Ideally located minutes from the University of Alberta, LRT, schools, parks, and major commuter routes. A rare chance to secure a build-ready lot in a mature, high-demand location. (id:6769)

Family room Measurements not available

Den Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

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