

Edmonton Alberta

$474,900

Location, location!! Exceptional redevelopment opportunity in the heart of Westmount! Located on a quiet tree-lined street steps from 124 st and shops, cafes, transit, and more. This generous 696m2 (15.28m x 45.71m) lot boasts a desirable west-facing backyard with rear lane access. Existing structures, (home and garage), are a tear down and sold strictly as-is-where-is. Currently zoned RS (Small Scale Residential); buyers are advised that the City of Edmonton has scheduled to amend RS zoning regulations, (uses, density, height, and parking minimums) on or before January 22, 2027. Buyers to verify all development potential with the city. Exceptional redevelopment opportunity on this oversized lot. (id:6769)

Primary Bedroom 3.6 m X 3.3 m

Listing Presented By:



Originally Listed by:
NOW Real Estate Group

http://www.sherwoodparkrealty.com/

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