



## Edmonton Alberta

\$348,800

Vacant lot fully prepped and ready for development! Brand-new sewer and water connections installed by EPCOR, plus complete asbestos removal and demolition of the previous home. Everything is set - just bring your vision and start your custom build! Perfectly situated between the beloved, character-filled Highlands District and a stunning tree-lined ravine, this location feels like it's been lifted straight from a Hallmark movie. Whether you're craving something sweet or savory, you'll find ice cream, cafes, restaurants for every palate, and charming local shops just down the road. Love the outdoors? Spend the day at Highlands Golf Club or wander the scenic pathways with breathtaking views at every turn. With Concordia University and Wayne Gretzky Drive close by, you'll enjoy quick, convenient access to all corners of the city. (id:6769)

Listing Presented By:



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Grand Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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