



## Edmonton Alberta

\$300,000

Attention builders, developers, and visionaries! This property is being offered for lot value, presenting an excellent opportunity to build your dream home in the desirable community of Spruce Avenue. Situated on a large, rectangular lot measuring approximately 15.29 m x 45.71 m (696.76 sq m), this subdividable parcel offers outstanding potential. Spruce Avenue is a mature, centrally located neighborhood known for its tree-lined streets and strong sense of community. Enjoy close proximity to downtown Edmonton, NAIT, Kingsway Mall, schools, parks, and public transit, with ongoing revitalization and infill development throughout the area. A fantastic opportunity to secure a generous lot in a well-established central location—ideal for custom builds or investment projects. (id:6769)

Listing Presented By:



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