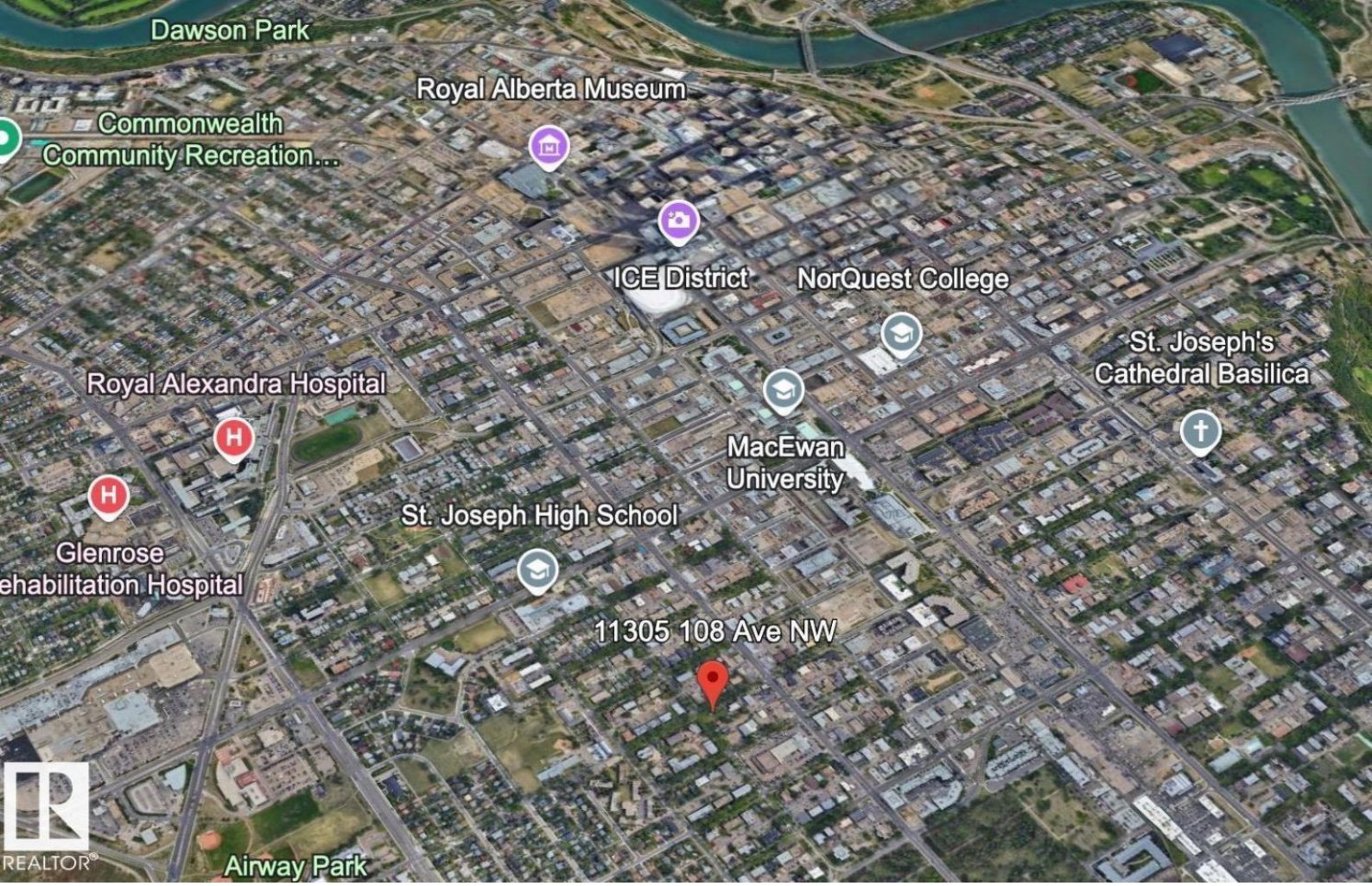



# Edmonton Alberta

$449,000

Exceptional redevelopment opportunity in one of Edmonton's most vibrant areas! This property offers the chance to transform the existing site into a multi-family dwelling tailored to your vision. With the City of Edmonton's newly passed zoning bylaw, the site is now classified as RM - Medium Scale Residential, opening the door to a variety of possibilities. The H16 zoning modifier permits development up to 16 metres in height (approximately four storeys), providing ample room for a modern multi-unit design. Additionally, the RM zone encourages mixed-use projects, allowing for commercial spaces on the ground floor--perfect for neighbourhood services or trendy retail. Located just steps from 124 Street, one of Edmonton's most desirable lifestyle corridors, this site combines unbeatable accessibility with incredible potential for both residential and commercial appeal. (id:6769)

Listing Presented By:



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REMAX River City

https://www.mastersteam.ca/

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