



Edmonton Alberta

\$199,500

Developers & investors, prime infill lot in the heart of Alberta Avenue, minutes from downtown Edmonton & NAIT. One of the city's fastest-evolving areas, with infill activity accelerating & land values rising block by block. Currently on the lot is one of Edmonton's rare surviving clinker brick bungalows, 821 sq ft above grade, fully finished basement with large windows, full bathroom, 2nd kitchen, & 3rd bedroom. Oversized single detached garage in premium condition. Structurally sound & fully functional, offering strong holding income while you plan your build. Zoned for infill, verify allowable uses with the City of Edmonton. Steps to Coliseum LRT, Royal Alex Hospital, schools, parks, & transit. Ideal location for professionals working downtown or at NAIT, with every major amenity nearby. Surrounded by active infill development with comparables rising on every block. Whether you're planning a skinny home, duplex, or multi-unit build, this location delivers the connectivity today's buyers demand. (id:6769)

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 2 m X 3.5 m

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.realtyedmonton.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.