



# Edmonton Alberta

\$150,000

A rare find for builders, investors, and future homeowners alike. This vacant lot is zoned RS, offering flexibility for a single-family home with the potential for a secondary suite -- a smart way to add long-term value or rental income. The hard work is already done: sewer service is installed at the lot line and electrical has been upgraded by Epcor, cutting down on development costs and timelines so you can move from planning to building faster. Want to start sooner? Approved builder plans -- including a basement and garage suite -- are available and can be modified to suit your vision. Location works in your favour too: quick access to NAIT, Yellowhead Trail, and just minutes to downtown, making this an ideal spot for commuters or anyone who wants to stay close to the core. Build exactly what you want, where you want it. Lots like this don't last. (id:6769)

Listing Presented By:



Originally Listed by:  
 Royal Lepage Arteam Realty



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