



Edmonton Alberta

\$199,000

Attention builders & developers! An outstanding redevelopment opportunity awaits in Edmonton's sought-after Montrose neighbourhood. This R3-zoned parcel spans approx. 4025+ SQFT (33.06 FT x 122.96 FT) & enjoys a premium location on a corner lot, creating an excellent opportunity. The zoning supports a variety of building options, including duplexes, semi-detached homes, & row housing, giving you the flexibility to bring your vision to life. The existing house & garage are being sold as-is, where-is. However, for the right buyer & with some sweat-equity, this could be a profitable renovation project. Montrose continues to experience growth and revitalization, making it an appealing choice for both builders & investors. Conveniently located near schools, shopping, public transit, Yellowhead Trail, & downtown Edmonton, this well-connected community offers the perfect combination of accessibility & future upside. Secure your place in this evolving neighbourhood & capitalize on the possibilities. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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Maxwell Heritage Realty

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