



Edmonton Alberta

\$309,000

Shovel-ready 6-unit infill in Alberta Avenue with the heavy lifting done. Development permit issued, building permit in process, demolition complete, and full architectural plans for three 3-bed, 2.5-bath upper homes over three legal 2-bed basement suites. Approximately \$50K of demolition, design, plans and permitting work already complete, saving months of pre-construction time. All six suites are fully self-contained: private entrances, in-suite laundry, individual meters, separate hot water tanks and thermostats, 9 ft ceilings. Approx. 45 x 125 ft RS-zoned lot with rear surface parking. Use the current builder or bring your own. Value packed and ready for savvy investors. Digital rendering used. (id:6769)

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