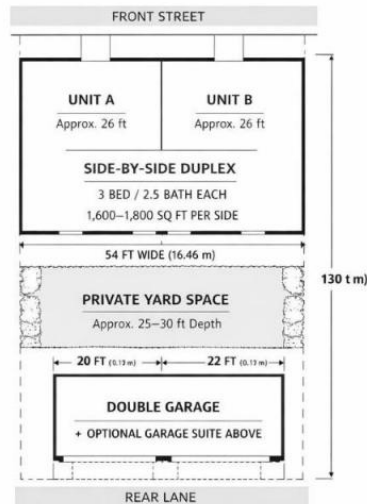


54 FT INFILL LOT – DUPLEX + GARAGE SUITE CONCEPT

LOT SIZE: 54 FT x 130 FT (16.46 m x 39.62 m)



🏠 54 FT FRONTAGE 🏠 DOUBLE GARAGE + SUITE OPTION 🏠 ALLEY ACCESS

Edmonton Alberta

\$399,808

ATTENTION BUILDERS, DEVELOPERS & INVESTORS!! Prime redevelopment opportunity in Dovercourt. This 54 ft x 130 ft RS-zoned lot with rear lane access offers an ideal configuration for a side-by-side duplex with detached garage and optional garage suite. The 54 ft frontage provides a clear advantage over typical infill lots, allowing for wider, more functional layouts that support stronger resale values and improved build efficiency. The 130 ft depth ensures ample space for full-scale development, including garage placement and yard separation. Situated in a mature neighborhood with ongoing infill activity, this is a clean, straightforward development site with no subdivision required and excellent accessibility from the rear lane. Property is being sold as land value. Ideal for builders seeking a high-efficiency project with strong end-market appeal. (id:6769)

Family room 6.7 m X 3.29 m

Bedroom 4 5.67 m X 2.94 m

Living room 3.48 m X 5.1 m

Dining room 2.48 m X 2.49 m

Kitchen 3.48 m X 4.14 m

Primary Bedroom 3.5 m X 3.03 m

Bedroom 2 3.5 m X 2.42 m

Bedroom 3 3.45 m X 2.46 m

Listing Presented By:



Originally Listed by:
Royal LePage Prestige Realty



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