



Edmonton Alberta

\$349,808

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



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.