



## Edmonton Alberta

\$309,000

Excellent opportunity to invest in this prime 28' wide by 110' deep, 3075 square foot development lot at an affordable price! Ideally situated in the desirable community of Aspen Gardens. This property is not just a piece of land; it's a canvas on which you can create your dream home or an investment for your future. Situated on a nice street with a west exposure rear yard. The lot is beautifully situated with a slight slope towards the rear lane, offering potential for a drive-under garage or forced walkout at the rear. Elevated from the properties across the rear alley, offering nice privacy. Current home demolition is included, and a new sanitary line will be installed. Located just a few blocks from Whitemud Ravine, nature trails, and highly regarded Westbrook Elementary and Vernon Barford schools. Possibilities are endless. (id:6769)

Listing Presented By:



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