



Edmonton Alberta

\$580,000

Investor Alert -- Redevelopment Opportunity on St. Albert Trail! Whether you plan to redevelop, densify, hold for appreciation, or build your dream home, this location positions you just minutes from all major routes. This property delivers exceptional access, visibility, and long-term upside. This rare property offers direct frontage on one of Edmonton's busiest commuter routes with a bus stop at the front door, ensuring unmatched visibility and accessibility. Just south of Yellowhead Trail and surrounded by established communities like Dovercourt and Sherbrooke, the site is ideally positioned for multi-family, mixed-use, or long-term hold strategies. With Edmonton and St. Albert markets showing strong year-over-year growth--and many properties selling above list--this corridor offers a prime opportunity to secure a high-exposure site at true land-value pricing. The land is located at 12436 St. Albert Trail and is currently rented. Pricing reflects land value only. The lot measures 596.6 m² (6,421 sqft) (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining 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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