



## Edmonton Alberta

\$145,000

\*\*\*\*\* INFILL ALERT! \*\*\*\*\* Shovel-ready redevelopment opportunity! This vacant 26 ft x 120 ft lot (292.48 m<sup>2</sup>) is ready for your next project with NO DEMOLITION REQUIRED. Situated on a quiet, tree-lined street in an established neighborhood, this property offers excellent potential for infill development, a modern single-family build, or future investment. Ideally located just minutes from schools, parks, shopping, restaurants, public transit, and LRT access. Enjoy quick connections to Yellowhead Trail, Anthony Henday Drive, downtown Edmonton, NAIT, and the Edmonton Expo Centre. Surrounded by mature trees and established amenities, this is a rare opportunity to secure a READY-TO-BUILD lot in a convenient, high-demand location. (3D rendering used in the first photo) (id:6769)

Listing Presented By:



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