



## Edmonton Alberta

\$299,000

Investors & Builders rejoice! Welcome to up and coming Calder! This versatile property is positioned well to take advantage of Edmonton's robust market. Calder is a short drive from major shopping along 137th Ave; noting numerous grocery stores, retail shopping & restaurants while recreation options are available at the Bronx Bowl or Grand Trunk Fitness & Leisure Centre, which has a fully equipped gym & pool! Dog owners will love the Lauderdale off-leash park a favourite spot for pet owners in north Edmonton. One of the oldest residential areas of the city owners enjoy a mature streetscape & vintage buildings that embrace a diverse population. Boasting schools, amenities & access to main corridors; (St. Albert Trail and 97th st) many residents have lived here for decades & enjoy this quiet residential neighbourhood. Transit/ bus routes; everything nearby! With the new zoning bylaw in effect, there is great potential in this fantastic CORNER 570m2 building site! Rent and hold! Redevelop! The choice is yours! (id:6769)

Laundry room Measurements not available

Living room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net