



Edmonton Alberta

\$580,000

Opportunity awaits developers, builders, and investors at this exceptional, fully development-ready site requiring only materials and construction to complete. All major permits, engineering, and foundational works are already in place, allowing for a seamless transition into the building phase. Permits & Approvals: o Development Permit (DP) in place o Building Permit (BP) in place o Certificate of Compliance (COC) available o Home warranty documentation available o City approval for 7 units (5 x 3-bed/2-bath and 2 x 2-bed/1-bath); potential for an 8th in-law suite (2-bed/1-bath) subject to zoning upgrade Engineering & Readiness o Structural engineering drawings completed and approved o Floor joist and truss layouts finalized and available o Site appraisal and engineering reports completed for financing Site Works Completed o Concrete Foundation work is installed o Weeping tile and damp proofing are completed and approved. o Earth backfill completed, in progress (id:6769)

Living room 14'4" x 10'

Primary Bedroom 13'0" x 12'

Listing Presented By:



Originally Listed by:
Grand Realty



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