



## Edmonton Alberta

\$2,800,786

A CERTIFIED APPRAISAL HAS DETERMINED THE CURRENT MARKET VALUE OF THIS VERY UNIQUE PARCEL OF LAND AT \$4,200,000. This remarkable offering encompasses 19.9 acres of PRIME RE-DEVELOPMENT LAND, conveniently located one minute south of the established CHARLESWORTH NEIGHBOURHOOD in South Edmonton. This property includes a walk-out bi-level along with a sizable double attached garage. The versatility of this land is further emphasized by its annexation into the City of Edmonton, which has designated it as Agricultural/Transitional Zoning. This zoning classification opens the door to numerous development opportunities, ranging from residential redevelopment to HOME-DEVELOPERS, RELIGIOUS ASSEMBLIES, SPORTS FACILITIES, and more. The City has outlined a variety of permitted uses, which can readily be accessed on their official website for further details. the location offers easy access to all the amenities one might desire, THIS IS A VERY RARE CHANCE TO SECURE A LUCRATIVE PROPERTY IN A NEW THRIVING NEIGHBOURHOOD! (id:6769)

Family room Measurements not available

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:



Originally Listed by:  
MaxWell Devonshire Realty

<http://topedmontonrealestate.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.