



Edmonton Alberta

\$179,999

Rare infill opportunity in the mature community of Evansdale. This prominent CORNER LOT offers desirable 3-way access, including rear laneway entry -- providing exceptional flexibility for development. Zoned 2.1 RS, it supports MULTI-UNIT RESIDENTIAL development up to 3 Storeys in height, presenting strong density potential for builders and investors. Located directly across from a green space, the property benefits from open views and enhanced curb appeal. Nearby is 153 Avenue which has a major transit route and adjacent to Canadian Forces Trail (Hwy 28), it offers excellent connectivity to the Anthony Henday and North Edmonton. Surrounded by multiple schools, parks, and major shopping amenities, this is a high-exposure, high-convenience location with solid redevelopment fundamentals. A strategic acquisition for those looking to build and hold, build and sell, or add to a growing portfolio in a proven and desirable neighbourhood. (id:6769)

Listing Presented By:



Originally Listed by:
The E Group Real Estate

<http://www.johnphoa.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.