



## Edmonton Alberta

\$1,500,000

A rare redevelopment opportunity in Laurier Heights, one of Edmonton's most prestigious river valley communities. This 80' x 120' lot offers incredible potential for a luxury custom build, infill project, or long-term hold in a neighborhood where high-end redevelopment continues to thrive. The existing 2,800 sq.ft. two-storey home with finished basement provides immediate rental or living options while you plan your vision. Surrounded by multi-million-dollar homes and just minutes from the River Valley Trails, Buena Vista Dog Park, Top Schools, and West-end Amenities, this is a location that consistently commands premium value. Large lots of this size are becoming increasingly scarce - secure your place in a blue-chip neighborhood where land value, lifestyle, and long-term upside intersect. (id:6769)

Recreation room Measurements not available

Storage Measurements not available

Living room 5.82 m X 5.19 m

Dining room 3.46 m X 3.19 m

Kitchen 5.88 m X 4.62 m

Family room 5.88 m X 7.46 m

Laundry room Measurements not available

Primary Bedroom 6.01 m X 5.85 m

Bedroom 2 3.74 m X 3.58 m

Bedroom 3 3.36 m X 3.28 m

Bedroom 4 3.44 m X 5.06 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.rebohrealty.ca/>

**Ahmad Sai**  
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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