



## Devon Alberta

\$259,900

Exceptional Development Opportunity in Devon! Investors and developers, take note! This spacious 845 sq. meter lot (19.8m x 42.7m) is zoned R4 High Density Residential, offering a wide range of possibilities. Subject to the town's approval, the permitted uses include apartment buildings, stacked townhomes, and cluster housing, giving you the flexibility to bring your vision to life. Perfectly situated in the heart of Devon, this property combines small-town charm with unbeatable convenience. Just steps from schools, parks, walking trails, and local amenities, it's an ideal location for future residents seeking a balanced lifestyle where nature meets community. Commuters will appreciate the quick access to major routes and only 15 minutes to Edmonton International Airport, making this an attractive location for professionals and families alike. Don't miss your chance to develop in one of the region's most welcoming and vibrant communities. (id:6769)

Listing Presented By:



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RE/MAX River City

<https://rivercityrealestate.ca/agents.html/nur-anwar/>



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