



# Devon Alberta

\$250,000

Rare Redevelopment Opportunity in the Heart of Devon! This mature 635 sq. metre lot offers excellent potential for a new build in one of Devon's most established neighbourhoods. Situated on a quiet street with back lane access, the property features mature trees and is within walking distance to schools (Pre-K to Grade 9), parks, and town amenities. The existing structure is not habitable and the property is being sold as-is for redevelopment. Zoned R1 (single family only), with services already on site, this lot provides a great foundation for your custom home vision. Devon is ideally located just 15 minutes to Edmonton's west end and EIA, and only 20 minutes to south Edmonton. Enjoy access to the river valley trail system, golf courses, cross-country skiing, and more. With a hospital, major grocery stores, restaurants, and schools nearby, this is small-town living with big-time convenience. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate

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



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