



Edmonton Alberta

\$599,000

Prime Ada BLVD Opportunity with Stunning River Valley Views! Welcome to one of Edmonton's most sought-after addresses! Situated on prestigious Ada Boulevard. LOT SIZE - 50' x 170' lot offers breathtaking river valley views and incredible potential. If you're looking to build your dream home, redevelop, or invest, this expansive lot presents an outstanding opportunity with the potential for up to 8 units (subject to approvals). Prefer to enjoy it as-is? This well-maintained bungalow offers plenty of space with 3 beds on the main floor plus a 4th bed in the fully developed basement with separate entrance. The lower level also features a second kitchen, providing excellent flexibility for extended family & guests. Enjoy the beauty of the river valley right outside your door, with walking and cycling trails, parks, and easy access to downtown, schools, and amenities. Opportunities like this on Ada Boulevard are rare! whether you're a developer, investor, or homeowner, you do not want to miss this! (id:6769)

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

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
McLeod Realty & Management LTD



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.