



Edmonton Alberta

\$1,265,000

Listing Presented By:



Originally Listed by:
HonestDoor Inc

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Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. RS Zoned Corner (4632 113A STREET NW) plus Interior (11307 Malmo Rd NW) Lot Assembly (two houses - one bungalow and one 2-storey). Rare, de-risked medium-density infill (Lots 27 & 28). The 1,495m² footprint and 66m combined frontage offer dual street access and strategic massing. The 743m² corner lot legally exempts the project from the 8-unit interior cap, supporting up to 16 units. Infrastructure: 2022 Malmo Plains \$26M Neighbourhood Renewal protects your pro forma against imminent levies and disruptions. Location: Walk to Southgate LRT, U of A South, 6 schools, community center, spray park, Southgate Mall & Safeway. 10-min bike to Whitemud Ravine & Saville Centre. Quick Whitemud Dr access. Appreciation: Near the Stollery Children's Hospital site, anchoring long-term value and premium end-buyer absorption. Status: Existing structures are in poor condition, unsuitable for rental, and ready for demolition. (id:6769)

Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available

Bedroom 4 Measurements not available
Bedroom 5 Measurements not available



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