



## Edmonton Alberta

\$499,900

BUILDERS / DEVELOPERS!!! \* RS ZONING - Approved for up to 6 UNITS! Check out this PREMIUM potential WALK OUT Basement LOT with a WEST FACING BACKYARD Measuring a LOT FRONTAGE of 27.8 Metres / 91.2 Feet & the Minimum Depth of 33.2 Metres / 108 Feet \*\*\* DOUBLE LOT \*\*\* 0.26 ACRES / 1056 M2 --- WITH THE ADDRESS OF ADA BOULEVARD --- Existing House SOLD on an AS IS/WHERE IS Basis --- Older Bungalow with a walk out basement in Need of TLC / Expensive Repairs. An Existing Garage in Good Shape is also located on the lot as well. BUILDERS & DEVELOPERS --- IMAGINE a 3 Storey Home with a Roof Top Patio which would feature a WEST VIEW of Edmonton's River Valley & Possibly DOWNTOWN Views! This is a VERY Rare Find & Hosts a TREMNDOUS Potential of Hi-End Luxury Property. Located at the end of a QUIET Street offering Privacy along with it's Premium Address. \*Buyer to Perform their OWN Due Diligence with Planning & Developing with the City of Edmonton\* (id:6769)

Family room Measurements not available

Den Measurements not available

Bedroom 2 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

<http://dustinrealestate.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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