



## Edmonton Alberta

\$398,825

**INVESTMENT OPPORTUNITY:** A rare chance to capitalize on a **LARGE PARCEL OF LAND**, ideal for investors or developers looking to make a significant impact in the area. Explore the potential of 4 **ADJACENT LOTS** for a **TOTAL LOT SIZE OF 1683 SQM**. Must be sold with 5203, 5207, 5209, 101A Ave. Prime re-development opportunity for multi-residential development. 2 houses and 2 garages on the lots, **ZONED RS**. Ideally located, for easy commuting to downtown, shopping center at Capilano withing walking distance, Gold Bar park a few blocks away, with river valley access and trails. Great schools in the area, Hardisty, McEwan and Kings College a few minutes down 50th Street, the public library and so much more! (id:6769)

Primary Bedroom Measurements not available

Dining room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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