



## Edmonton Alberta

\$399,900

Exceptional CORNER LOT IN ALLENDALE, offering tremendous potential for investors and developers, presenting an incredible opportunity to build a Large Single Family or Front or Back Duplex, or a Triplex in one of Edmonton's most sought-after neighborhoods. Just a short distance from the UNIVERSITY OF ALBERTA, WHYTE AVENUE, and DOWNTOWN EDMONTON, its perfectly situated for urban convenience. Close proximity to the picturesque RIVER VALLEY, top-rated SCHOOLS, PARKS, and PLAYGROUNDS make this a desirable location for families. Access to essential amenities, including GROCERY STORES and the upcoming ROLLIE MILES RECREATION CENTRE, adds to the appeal. With easy connectivity via PUBLIC TRANSPORTATION, LRT, and quick access to CALGARY TRAIL, this is a prime investment opportunity. (id:6769)

Listing Presented By:



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MaxWell Polaris

<http://krishnahomes.ca/>



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