



## Edmonton Alberta

\$260,000

Exceptional development opportunity in Montrose! Vacant corner lot zoned RM h16 (Medium Scale Residential), fully serviced and ready for your next project. Potential to build up to 16 m (approx. 4 storeys), with permitted and discretionary uses that may include apartment housing, row housing, and other multi-unit residential developments (buyer to verify). Situated near schools, transit, shopping, and key amenities, this property is well-positioned in a sought-after area. An 8-unit development concept was previously approved on this land (status to be verified by the buyer with the municipality). (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**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.