



Edmonton Alberta

\$245,000

Rare SOUTH-FACING lot in Virginia Park! Walkable, bikeable, and perfectly positioned for your next build! Steps to the river and endless hiking/biking trails, it's a short bike ride to Highlands Golf Course, Borden Park, and the outdoor pool right across the street. No power pole on the lot for a clean site plan too! Moments from the ever-expanding Concordia University it's an INCREDIBLE location for an up/down suited home with a garage suite to serve students and professionals alike, with concept drawings available too! Dawson off-leash area is about a five-minute walk into the river valley; Nuestra Coffee is steps away; Kind Ice Cream, Fox Burger, Bodega, and beloved Be-A-Bella candy shop are an easy five-minute bike over to Gibbard Block. The local grocery store is a one-minute drive, with public transit stops close by and the soon-to-be Edmonton Exhibition Lands adding BIG future upside. Quiet street, vibrant amenities, superb connectivity! All this outstanding value in a mature neighbourhood! (id:6769)

Listing Presented By:



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Sterling Real Estate

<https://www.outlinehomes.com/>



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