



## Edmonton Alberta

\$330,000

Great opportunity to build your infill home on this south facing serviced RF3 vacant infill lot. This property is 5313 sq feet. Is 33'x161' and is located on a street that has no through front traffic and is surrounded by mature trees. The property is less than 2 blocks from the Bonnie Doon LRT/Bus station and is 1 block from 82 Ave (Whyte Ave). Minutes from the University of Alberta, Downtown and Old Strathcona the location is idea. The lot is suitable for a large 3000 sq foot home with legal suite. Because the lot is so long a garage suite or garden suite is definitely a possibility. For interested builders, developers and landlords, the lot can also accommodate a semi-detached style building and garage suite for up to 7 legal residences on the lot. The lot length allows for nice sized front and back yards, even with a garage suite (compared to so many infills these days with little back yard at all). The list is endless. (id:6769)

Listing Presented By:



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