



## Edmonton Alberta

\$1,250,000

WOW! Once in a lifetime opportunity for a lot like this. Situated at the end of a quiet street, with unobstructed views of Millcreek Ravine. Massive 1122m<sup>2</sup> lot (32.4m by 34.8) with loads of potential. So many possibilities may exist; lowrise condo, townhouses, divide the lot, or even keep it as one lot and build your dream house on it. Rare situation being located in the heart of residential, while still being walking distance to cafes, restaurants and other amenities. Literally step out your door and you can drop down the trails into the ravine. There is an existing smaller bungalow that may have some life yet if you are not quite ready to develop. Private, serene, beautiful views and right in the heart of the city, this is the one you have been waiting for. (id:6769)

Bedroom 4 4 m X 3.4 m

Living room 4.3 m X 3.7 m

Dining room 3.7 m X 3 m

Kitchen 4 m X 3.8 m

Primary Bedroom 4.5 m X 3.5 m

Bedroom 2 4.5 m X 2.74 m

Bedroom 3 4.5 m X 3.2 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.curtisinvests.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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