



Edmonton Alberta

\$479,900

Rare opportunity in one of Edmonton's most sought-after mature neighbourhoods. This 7,552 sq ft pie-shaped lot in the heart of Bonnie Doon sits on a quiet cul-de-sac with back lane access. Asbestos remediated, and build-ready. No demo. No unknowns. Measuring 38 ft along the cul-de-sac, 100 ft across the rear, with sides running 104 ft and 134 ft, the pie shape widens generously toward the back, delivering exceptional build depth and rear yard flexibility. RS Zoning: this lot qualifies for up to 8 units, row housing, multiplex, infill, or a custom single-family home with suite. The back lane supports a garage suite or secondary access, adding even more development optionality. Steps from the Valley Line LRT, Faculty Saint-Jean, Mill Creek Ravine trails, Whyte Avenue, and the University of Alberta. Perfect for a developer ready to break ground, an investor looking for your next project, or a buyer dreaming of building something truly custom on a large lot in an established central neighbourhood. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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



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.