



## Edmonton Alberta

\$1,250,000

ONCE IN A LIFETIME OPPORTUNITY in North Windsor Park. Purchase this 75x150 property (11,200+sq.ft lot) in combination with 9244 116 ST NW (SEPARATE LISTING) for a total of 150x150 (22,400+sq.ft) of prime redevelopment space under the City's new zoning bylaws. One of the largest land offerings ever seen in one of the most valuable locations in YEG just steps from the University of AB & Edmonton's River Valley. This 2,437sq.ft character home (4+1 bed/2.5 bath) has been upgraded over the years including all new WINDOWS throughout, updated FURNACE, HWT (2023); great potential to live-in or rent out until you decide how to redevelop the property. (id:6769)

Dining room 3.52 m X 3.75 m

Family room 4.41 m X 6.87 m

Bedroom 5 3.54 m X 3.61 m

Living room 4.67 m X 7.32 m

Kitchen 2.06 m X 5.21 m

Den 3.49 m X 3.39 m

Laundry room 2.6 m X 3.25 m

Primary Bedroom 4.65 m X 7.3 m

Bedroom 2 5.66 m X 3.56 m

Bedroom 3 3.36 m X 3.66 m

Bedroom 4 3.52 m X 3.71 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

<http://www.communityyeg.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net