



Edmonton Alberta

\$250,000

Rare opportunity to secure a prime river valley development site in downtown Edmonton with completed plans for a stunning 5-storey multifamily building overlooking the river valley and a previously approved Development Permit already in place. Architectural and structural drawings, along with geotechnical slope stabilization designs, are included in the sale, significantly reducing development timelines and upfront costs for builders and investors. Positioned just steps from Dawson Park and Louise McKinney Riverfront Park, the property offers breathtaking river valley views, direct access to scenic trails and green space, and unbeatable proximity to Downtown Edmonton's business district, restaurants, shopping, and entertainment. Excellent transit connectivity, including nearby bus routes and LRT access, further enhances the appeal for future residents seeking the perfect blend of urban convenience and natural surroundings, making this an exceptional turnkey investment opportunity in one of Edmonton's most desirable redevelopment corridors.

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Listing Presented By:



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