

NORDHJERM RESIDENTIAL

NORDHJERM: A TRADITIONAL NORWEGIAN TERM MEANING "NORTHERN HOME"

MINOR DEVELOPMENT

3 PRIMARY AND 2 SECONDARY SUTIES



COVER PAGE

NORDHJERM

9818 - 81 AVE NW., EDMONTON, AB

Project Number

Scale

Date

JUNE 17, 2025

REV.	Description	Date
7	ISSUED FOR BUILDING PERMIT	APRIL 22, 2025
10	ISSUED FOR BUILDING PERMIT	JUNE 3, 2025
11	ISSUED FOR BUILDING PERMIT	JUNE 17, 2025

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6/17/2025 11:41:52 PM

9818 81 Avenue Edmonton Alberta

\$499,000

Prime Ritchie Infill - Fully Approved 5-Plex Development, located just off Whyte Ave. Approved for a 5-plex multi-unit building -- all major approvals and prep work done: demolition, footing & foundation, development and building permits approved; asbestos removed with clearance certificate; utilities disconnected. Existing house remains until excavation. The 5-plex presents as a two-storey home from the street with four units behind; all main living areas above grade. This was approved before City Council reduced the allowable footprint for multi-unit infill projects in Edmonton. Under today's rules, this exact building form would be very difficult to get approved again, making this truly one-of-a-kind. Highlights: commercial appraisal projecting \$1.86M, full architectural drawings, professional survey, high demand rental area, potential for CMHC-insured financing and perfect for investors, builders or anyone ready to get a head start on multi-family. (id:6769)

Listing Presented By:



Originally Listed by:
ComFree



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