



## Edmonton Alberta

\$900,000

Positioned in one of Edmonton's most coveted river valley communities, this massive 61x296 foot parcel presents an extraordinary canvas for developers & investors alike. Combining premier neighborhood aesthetics with unparalleled project readiness, this deep & wide lot allows you to bypass the lengthy, costly rezoning process entirely & build a highly lucrative 8-plex right away under current bylaws. The site sits directly across the street from multi-million dollar homes that back right onto the North Saskatchewan River, ensuring a premium streetscape & exceptional long-term value. Future residents will enjoy a world-class river valley lifestyle with a designated walking path located just across the street, offering instant access to Edmonton's expansive trail system. Every major pre-development hurdle has already been cleared to mitigate your risk & lower upfront costs. A geotechnical study has been completed along with a CLEAN asbestos report, immediate peace of mind & accelerated timelines! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<https://www.forwardteam.ca/>



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