



## 10815 65 Avenue Edmonton AB

\$349,900

Discover the canvas for your dream home in the heart of Allendale! This prime, vacant lot offers a rare opportunity to craft your vision amidst a thriving, established community. This blank slate invites architectural innovation and personalization, boasting proximity to schools, parks, and local amenities. Nestled in a sought-after neighborhood, embrace the tranquility of suburban living while relishing the convenience of urban access. Seize the chance to shape your ideal lifestyle in this coveted locale, where every architectural aspiration can become a reality. Fully serviced: NEW 25mm Water Service, and a NEW 150mm Sanitary Service. There is a power pole directly behind the lot across the alley so no worries about needing to add a power pole or additional cost for a new overhead power service. The RDP is attached. This is from before the new bylaw came into effect, so it is showing requirements that are now more relaxed (IE. front set back).

Listing Presented By:



Originally Listed by:  
Bode

[info@bodecanada.com](mailto:info@bodecanada.com)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)