



## 9240 116 Street Edmonton AB

\$1,250,000

ONCE IN A LIFETIME OPPORTUNITY in North Windsor Park. Purchase this 75'x150' property (11,200+sq.ft lot) in combination with 9244 116 ST NW (SEPARATE LISTING) for a total of 150'x150' (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.

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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**RE/MAX ELITE**

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