



## 9347 95 Street Edmonton AB

\$375,000

Rare opportunity in Bonnie Doon! Vacant lot for development in prime location! Zoned RS- Small Scale Residential- 30.21 ft x 132 ft, 3988 sq.ft. Build your dream home or investment property. Adjacent to single-family home to the north & 4plex to the south, available for combined purchase. 8 min walk to the Valley Line LRT, ravines & shopping. Maximize potential with this trio of properties! Minutes from Rutherford School & Campus Saint-Jean. Short walk to Bonnie Doon shopping or stroll Mill Creek Ravine. Community League offers diverse activities: swimming, yoga, pickleball, and more! Quick jaunt to Whyte Ave & Downtown. Commuters breeze to both in just 5 mins via LRT or bus!

Listing Presented By:



Originally Listed by:  
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