



Edmonton Alberta

\$1,700,000

ATTENTION BUILDERS, DEVELOPERS, AND INVESTORS! Exceptional infill opportunity in premium West Meadowlark. This prime 50 x 110 lot comes with a FULLY APPROVED DEVELOPMENT PERMIT for a high-density, high-yield 6-unit project, allowing you to pour concrete almost immediately and target a completed project timeline by Summer 2027. Strategically and meticulously designed to align with CMHC MLI Select financing criteria to maximize your leverage and long-term cash flow, this project features two stunning 2-storey side-by-side duplex units boasting 1,500 sq. ft. above grade, 9 ceilings, quartz countertops, upgraded fixtures, and 3 bedrooms each. The plans further include two fully finished basement suites with an additional 720 sq. ft. of living space, 2 bedrooms down, and private separate access, alongside two double detached garages featuring premium, 1-bedroom self-contained garden suites built directly on top—complete with full kitchens, quartz countertops, and in-unit laundry. Designed for ultimate tenant comfort and utility efficiency, the approved mechanicals feature 6 on-demand high-efficiency hot water tanks, 3 A/C units, 2 new furnaces, and 3 linear gas fireplaces. Nestled on a beautiful, family-friendly street lined with mature trees, this high-demand rental pocket sits in an unbeatable location just minutes from West Edmonton Mall, schools, parks, and the brand-new LRT expansion line. The heavy lifting has been done for you—secure this turn-key development site today and step right into Edmonton's lucrative infill market! (id:6769)

Listing Presented By:



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Century 21 Quantum Realty

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