



Edmonton Alberta

\$337,500

PRIME REDEVELOPMENT OPPORTUNITY IN ROSSLYN! This 600 sq m lot (approx. 52 ft wide x 125 ft deep) is RS-zoned--build up to 8 units (buyer to confirm with City of Edmonton) or subdivide into 2 single-family lots. Ideal for infill, multiplex, or townhouse development. The solid existing 4 bedroom bungalow is rented to long-term tenants wishing to stay, offering holding income while you plan. Located in a mature, family-friendly area close to schools, parks, shopping, transit, and major routes. Wide frontage and full lot depth provide excellent design flexibility and tons of options. Sold as-is, where-is. Perfect for builders or investors seeking cash flow today and redevelopment upside tomorrow! (id:6769)

Den 3.29 m X 2.61 m

Bedroom 4 4.18 m X 2.89 m

Recreation room 7.42 m X 3.92 m

Utility room 2.75 m X 1.53 m

Laundry room 3.71 m X 2.93 m

Living room 4.33 m X 3.75 m

Dining room 2.53 m X 2.77 m

Kitchen 3.8 m X 2.78 m

Primary Bedroom 3.72 m X 3.04 m

Bedroom 2 2.75 m X 2.75 m

Bedroom 3 2.76 m X 3.06 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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