



Edmonton Alberta

\$217,000

ATTENTION BUILDERS & INVESTORS!! A fantastic opportunity is available in the west end neighborhood of Britannia Youngstown! This 25' x 150' vacant lot is ready for construction. Adjacent 25' x 150' lot is also available for side-by-side builds or expanded development. RS zoning, could perfectly suit a single family home with a legal basement suite/garden suite, or purchase both lots and build a duplex or multiplex maximizing rental potential! Located on a quiet street in a well established community. Steps to the future LRT, nearby schools, shopping and a hospital. Demolition, abatement, subdivision, are already complete. If both properties are purchased together, the purchaser may be able to make use of some of the current Design drawings (see photos). Current design has had a blower test completed. Surveying builders package has been paid for including building placement, drainage plan, final grade, etc. This property is currently sitting at the permit stage. Strong opportunity in a growing community. (id:6769)

Listing Presented By:



Originally Listed by:
Realty Innovations



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.