



## Edmonton Alberta

\$350,000

Exceptional redevelopment opportunity in a highly accessible West Edmonton location! This vacant 672.71 m<sup>2</sup> (50' x 144') lot offers a clean slate for builders, investors, and developers. The existing structure has already been demolished, and the City has confirmed the property can accommodate up to 8 dwellings, providing excellent potential to maximize density and long-term value. Location is key! Enjoy a convenient countdown: 6 mins to Costco, 5 mins to the Coronation Recreation Centre, 4 mins to Candy Cane Lane, 3 mins to major high schools including Archbishop MacDonald, 2 mins to Wholesale Club, and less than a 1-minute walk to the nearest bus stop. Situated along 107 Avenue and 149 Street, this property offers quick access to major routes, amenities, and everyday services. A rare opportunity to secure a development-ready parcel in a mature neighbourhood with strong infill potential. (id:6769)

Listing Presented By:



Originally Listed by:  
LPT Realty



**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.