



## Edmonton Alberta

\$1,100,000

Situated on a lovely tree lined street in the heart of Downtown, this 100' x 60' CORNER LOT lends itself to many Residential, Commercial, & Community development possibilities. Currently zoned Medium Scale Residential (RM h16), however new proposed zoning for Mixed Use (MU h23) has been applied for and is awaiting approval. Only 1 block to the River Valley trails, 2 blocks to LRT, 2 blocks to Jasper Ave. Surrounded by historic homes and new development, maintaining charm and bringing vitality to the area. A superb opportunity to bring your vision to life! \*Current home on lot will soon be demolished, no access. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.pinorealtygroup.com/>

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