



## 11211 99 Avenue Edmonton AB

\$299,400

This downtown lot offers a plethora of building opportunities. Currently approved for near full site coverage and 11M height, which would allow for a luxury 3 storey home with rooftop patio. Strong potential for rezoning for a small multi family building even professional office (or live up/work down). Located one block from LRT station, the site is perfect for commuters to UofA, Grant MacEwan, or any of the other current and future stops. Steps away from the River Valley, Royal Glenora Club, and of course steps from all the amenities of Jasper Avenue. 25ftx50ft lot allows for very low maintenance. A unique opportunity worth exploring. (Artist renderings in photos are simply proposed designs)

Listing Presented By:



Originally Listed by:  
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