



## 11324 124 Street Edmonton AB

\$529,000

Investment Opportunity in Prime Location This property presents an exceptional investment opportunity. Currently zoned RM 2.4, it allows for future development of mixed-use projects, enhancing its potential. 124 Street is one of the fastest-growing areas in the city. The existing house features 4 bedrooms, 3 washrooms, and a double detached garage. It comprises three legal suites: a main suite and two rental units, all of which are occupied. Tenant rights apply. Don't miss this perfect opportunity to invest in a property with great current returns and significant future development potential.

Listing Presented By:



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