



## Edmonton Alberta

\$225,000

Huge investment opportunity in the heart of Parkdale community. 50x120 lot with LDR zoning gives you many options to build your investment property on. You can build a large dream home with or without a legal suite, side by side or front/back duplex with or without legal suites, 4 unit apartments, up to 4 townhouses with or without legal suites. You could also split the lot and build 2 homes. Garage suite is also possible depending on the build option you go with. House on the land has been gutted and would need to have the demo completed. It is just the shell and utility shut offs that need to be done. Walking distance to Stadium LRT, Stadium Rec Center, Commonwealth Stadium, shopping, and a short drive to golf courses, downtown, Rogers Place, and so much more. (id:6769)

Listing Presented By:



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