



## 11414 75 Avenue Edmonton AB

\$675,000

Incredible development opportunity in highly desirable Belgravia! Located 1/2 block away from the Belgravia LRT station and situated on a unique end/corner adjacent to green space, this 52x130 lot is prime for redevelopment. An excellent holding property, it is currently fully tenanted, and has a legal basement suite. As you enter the home you are welcomed by the living room which looks out onto the tree lined street. The dining room flows into the kitchen and the primary bedroom is found on the main floor along with the 4-piece bathroom. The upstairs has 2 more generous bedrooms. The 2 bedroom legal basement suite has a separate entrance, full kitchen, living room, bathroom, and shared laundry. This prime LRT redevelopment opportunity allows you to get your permits approved while the tenants cover the carrying cost. With Edmonton's infill development plans the opportunities are extensive. Opportunities like this rarely come along. Don't delay!

Listing Presented By:



Originally Listed by:  
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