



11846 71 Street Edmonton AB

\$165,000

****Exceptional Development Opportunity in Edmonton - Two Prime Lots Sold Together**** **MLS ID: E4400906 & E440091** Seize this incredible investment opportunity in Edmonton! This unique package includes two prime lots, perfectly suited for development, with the flexibility to accommodate various residential projects. ****Lot 1:**** - ****Size:**** 125.3 ft x 49.6 ft - ****Status:**** Shovel-ready with an 8-plex plan and development permit approved - ****Zoning:**** RA7 (Low Rise Apartment Zone) - ****Potential:**** The existing plan allows for a medium-scale residential project, but can be modified to accommodate a 12-unit plan for even greater returns. ****Lot 2:**** - ****Size:**** 125 ft x 33.1 ft - ****Status:**** Ready for new construction, offering flexibility for custom plans - ****Zoning:**** RA7 (Low Rise Apartment Zone) - ****Potential:**** Ideal for a front-and-back duplex with two basement suites, totaling 4 units. ****Additional Opportunity:**** - ****Expansion Potential:**** Engage neighboring property owners to explore the possibility

Listing Presented By:



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