



## 12015 90 Street Edmonton AB

\$189,000

ATTENTION INVESTORS .... Wonderful opportunity to build. Lot 33x137. Currently has a house with a finished basement and a tenant, so some notice is required, but is selling for lot value only. In 2023 New Gas Lines - 2 per property were installed. Seller Paid a Professional to Draw Plans for a Duplex with Rental Suites Up & Down plus Garage to build on this site; Lot Survey, Site Plan, Plus Hazardous Materials Assessment Report. He will provide those to Buyer on Firm Sale Free of Charge. Located on a Tree Lined Street in the re-developing community of Alberta Avenue. This vibrant neighbourhood has a great sense of community and a lot to offer with great restaurants, lots of events, much diversity and good access to the downtown core and Highways.

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

TheHomeArranger@shaw.ca  
<http://www.TheHomeArrangers.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)