



Edmonton Alberta

\$448,800

Land Redevelopment Opportunity Directly on St. Albert Trail! Whether you plan to rent, redevelop, densify, hold for appreciation, or build your dream home, this location positions you just minutes from all major routes. This property delivers exceptional access, visibility, and long-term upside. This rare property offers frontage on St Albert Trl with a bus stop around the corner, ensuring unmatched visibility and accessibility. Just south of Yellowhead Trail and surrounded by established communities like Dovercourt and Sherbrooke, the site is ideally positioned for Redevelopment, multi-family, mixed-use, or hold strategies. With Edmonton and St. Albert markets showing strong year-over-year growth and many properties selling above list, this corridor offers a prime opportunity to secure a high-exposure site. The land at 12436 St. Albert Trail includes an existing home that can be rented. The lot measures 596.6 m², or 6,421 sq ft.) (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.albertasell.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.