



## Edmonton Alberta

\$197,000

INVESTOR ALERT!!! This 35' x 120' lot in Balwin is just itching for an upgrade. Situated on a quiet tree lined block and zoned for multi-family redevelopment ~ the options are here! So! What would you build here? A large single family with a rooftop patio to enjoy the West facing evening sun exposure? Or maybe you would design a modern front back duplex with basement suites that would generate rental income. With parks, schools, public transportation and shopping near by this neighborhood has plenty to offer regardless of what you build. Wide residential roads are perfect for extra parking, mature trees give the community character and the neighbors will love you for uplifting the block aesthetic. Be the hero & build some beautiful here! Welcome to Balwin & Welcome to your future vision. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@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.