



## Edmonton Alberta

\$479,900

The adjacent RM h16 vacant parcel at 13920 64 Street is also available and must be purchased together with 13908 64 Street, creating a rare land assembly opportunity totaling approximately 1,620 m<sup>2</sup> (17,438 sq ft). RM h16 High-Exposure Corner Redevelopment Opportunity in the York neighbourhood of northeast Edmonton. Situated on an approximately 620 m<sup>2</sup> corner lot, this property presents an excellent opportunity for developers, builders, and investors seeking medium-density residential redevelopment potential. The existing home requires renovation and is being marketed primarily for redevelopment, land assembly, or long-term investment potential. Combined, the properties offer expanded frontage, enhanced site planning flexibility, and increased development scale. RM h16 zoning supports medium-scale residential development with up to 2.40 FAR and allows for a variety of housing forms including row housing, stacked townhomes, low-rise multi-family, and other higher-density residential projects. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Bedroom Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
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