



Edmonton Alberta

\$409,900

Incredible opportunity in the HEART of Edmonton's River Valley. This RARE CORNER LOT at 3104 102 Ave NW is being sold for LOT VALUE, offering outstanding potential for your next BUILD PROJECT. The property enjoys BEAUTIFUL RIVER VALLEY VIEWS and direct access to PARKS, TRAILS, and SCENIC OUTDOOR SPACE. This is a PRIME LOCATION with strong long-term upside--close to DOWNTOWN, SCHOOLS, TRANSIT, and major commuter routes, while still offering the PEACE and NATURAL BEAUTY of the River Valley. An EXISTING STRUCTURE IS PRESENT and ready to be demolished, giving you a clean slate to design your ideal development. Current zoning allows you to BUILD UP TO 8 UNITS, making this an excellent opportunity for BUILDERS, DEVELOPERS, or INVESTORS seeking a high-value infill site in a quickly improving area. This lot boasts over 600 square meters! A perfect spot for your next MULTI-UNIT INFILL or HOLDING PROPERTY. (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

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