



## Edmonton Alberta

\$398,825

INVESTORS & BUILDERS! Incredible development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) perfect for multi-residential, dream homes, duplexes, townhouses, basement suites, garage/garden suites, or a multi-family infill. Two existing bungalows with garages and month-to-month renters offer immediate cash flow while you plan your project. Ideally located minutes from downtown, within walking distance to Capilano Mall, and close to Gold Bar Park, river valley trails, Rundle Park, and Hardisty Fitness Centre. Top schools like Hardisty, McEwan, and King's College add to its appeal. A prime opportunity in a thriving, well-connected community. Don't miss your chance to invest in Fulton Place! To be sold with adjacent lots at 5203, 5207, and 5209 101A Ave for \$1,325,000. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.davesells.ca/>

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