



## Edmonton Alberta

\$499,900

Rare opportunity in one of Edmonton's most sought-after mature neighbourhoods. This 7,552 sq ft pie-shaped lot in the heart of Bonnie Doon sits on a quiet cul-de-sac with back lane access. Asbestos remediated, and build-ready. No demo. No unknowns. Measuring 38 ft along the cul-de-sac, 100 ft across the rear, with sides running 104 ft and 134 ft, the pie shape widens generously toward the back, delivering exceptional build depth and rear yard flexibility. RS Zoning: this lot qualifies for up to 8 units, row housing, multiplex, infill, or a custom single-family home with suite. The back lane supports a garage suite or secondary access, adding even more development optionality. Steps from the Valley Line LRT, Faculty Saint-Jean, Mill Creek Ravine trails, Whyte Avenue, and the University of Alberta. Perfect for a developer ready to break ground, an investor looking for your next project, or a buyer dreaming of building something truly custom on a large lot in an established central neighbourhood. (id:6769)

Listing Presented By:



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### REMAX ELITE

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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