



Edmonton Alberta

\$239,900

Developer Alert! Centrally located 42 x 125 RF3 prime corner lot in the heart of Delton! Plenty of INFILL redevelopment happening in this well established community. The possibilities are endless with this lot as far as side by side or front / back duplex, tri-plex / semi-detached developments & up to 6 units! Be creative, buy & build, & sell the other properties to finance your living or for investors, build & rent out the entire multi-family property & take advantage of CMHC MLI program 5% down! This centrally located 1946 home although nearing the end of its useful purpose in its current state, it's still live/rentable while putting together one's surveys, plans, permits, etc. The main floor has 2 bedrooms, 1 full bath+ kitchen, living room & the lower level (needs full renovation) has 1 bedroom+ kitchen, living room, 3 pc bath & laundry & utilities space. This flat corner lot has very little encumbering redevelopment as far as tree's, etc. Fantastic development opportunity! AS IS SALE (id:6769)

Bedroom 3 Measurements not available

Living room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

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