



Edmonton Alberta

\$469,900

Exceptional development opportunity on a beautiful tree-lined street in sought-after Hazeldean. This nearly shovel-ready 46' x 139' lot allows you to bypass many of the typical delays, with asbestos remediation, demolition permit, and development permit already in place. Engineering and design are complete and approved for a 7-unit project (triplex with secondary suites plus a garage suite), significantly shortening your timeline from demolition to construction. Located just one block from Mill Creek Ravine, with quick access to Argyll Road, Sherwood Park Freeway, schools, amenities, the University of Alberta, and the vibrant Whyte Avenue district, this is a rare chance to build in one of Edmonton's most desirable south-central communities. (id:6769)

Listing Presented By:



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