



9442B 153 Street Edmonton AB

\$225,000

This exceptional 25x148 fully serviced vacant lot in Sherwood presents a prime development opportunity, ideal for building a skinny home with two legal suites (basement and garden suite) or a duplex with combined lots. This quiet street location is conveniently situated near the future LRT. It boasts new homes and easy access to amenities, including schools, Community League, Mayfield Common, Misericordia Community Hospital, and West Edmonton Mall. Enhancing its potential, adjacent Lot 31A is also available for sale, offering possibilities for combined development. With its desirable location, zoning allowances, and completed demolition, abatement, subdivision, and services, this lot is ready for construction, making it an attractive prospect for builders and investors seeking a project in a growing community.

Listing Presented By:



Originally Listed by:
MaxWell Polaris

aabrar@maxwellrealty.ca

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca