



## 9602 99A Street Edmonton AB

\$492,500

Strathcona, RS -- Small Scale Residential - CORNER LOT, 33' X 128.2'. Currently a 1941 bungalow on the property but the value is in the land, the corner, & the RS zoning. Build your dream home with River Valley, Mill Creek & Downtown VIEWS. Upper / third floor terrace could see Mill Creek Ravine, the River Valley as well as Downtown / Hotel McDonald. Amazing. Homes up & down this area are selling for \$1.5M+. The opportunities are endless & many multi-million dollar homes in this area of Strathcona, literally minutes from Downtown & located right in the River Valley. OR, built out a duplex or triplex on the corner lot with legal suites to have the ultimate in revenue-generating, top-of-the-line multi-family in one of Edmonton's best Neighbourhoods. Close proximity to the Whyte Avenue-area; the U of A; the Leg; Downtown, RE/MAX field & So much more!

Enforcement Sale. This current RS zone allows for 45% Site Coverage in our new Zoning Bylaw effective Jan. 1, 2024 meaning one could build a 3 storey, 5-plex!

Listing Presented By:



Originally Listed by:  
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