



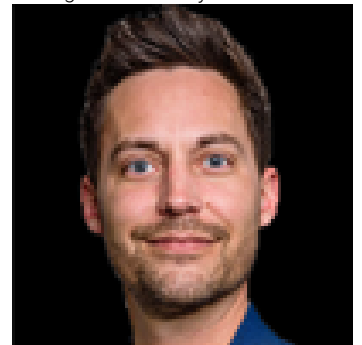
## Edmonton Alberta

\$1,300,000

ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50'x100' property in combination with 11229 99 AV NW (SEPARATE LISTING - MUST BE SOLD TOGETHER) for a total of 100' x 100' (10,000 sq.ft) of prime redevelopment space under the City's new zoning bylaws. Capitalize on spectacular River Valley views. This two-storey home (updated with windows, newer furnaces and A/C) is currently rented by a long-term commercial tenant - generating positive income until you're ready for redevelopment. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.communityeg.ca/>



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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