



Edmonton Alberta

\$174,995

Prime Development Opportunity in Edmonton! Located in the established Parkdale neighbourhood, this exceptional lot offers outstanding potential for developers and builders. Measuring 33.07 ft x 166.30 ft with a total LOT area of 5,479.26 sq. ft., the property is zoned RS - Small Scale Residential Zone and is suitable for multi-unit housing, with potential for up to 6 units subject to municipal approvals. Enjoy an unbeatable central location near NAIT, Royal Alexandra Hospital, Downtown Edmonton, and the Capital LRT Line with convenient access to Stadium Station and NAIT/Blatchford Market Station. Walk Score 91. Nearby parks include Alberta Avenue Park, and Sheila Bowker Park. The area continues to grow, with Edmonton City Council approving a new arts hub on Alberta Avenue, adding even more future value and vibrancy. An excellent opportunity for a smart infill project in a highly accessible, transit-friendly, and rapidly evolving location. (id:6769)

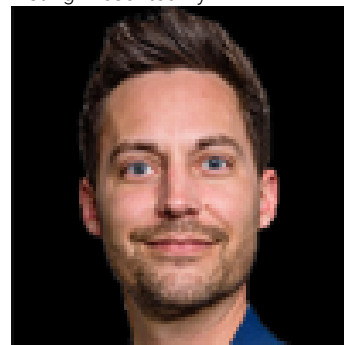
Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
REMAX River City

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