



## 11846 71 Street Edmonton AB

\$165,000

**\*\*Exceptional Development Opportunity in Edmonton - Two Prime Lots Sold Together\*\*** \*\*MLS ID: E4400906 & E440091\*\* Seize this incredible investment opportunity in Edmonton! This unique package includes two prime lots, perfectly suited for development, with the flexibility to accommodate various residential projects. **\*\*Lot 1:\*\*** - **\*\*Size:\*\*** 125.3 ft x 49.6 ft - **\*\*Status:\*\*** Shovel-ready with an 8-plex plan and development permit approved - **\*\*Zoning:\*\*** RA7 (Low Rise Apartment Zone) - **\*\*Potential:\*\*** The existing plan allows for a medium-scale residential project, but can be modified to accommodate a 12-unit plan for even greater returns. **\*\*Lot 2:\*\*** - **\*\*Size:\*\*** 125 ft x 33.1 ft - **\*\*Status:\*\*** Ready for new construction, offering flexibility for custom plans - **\*\*Zoning:\*\*** RA7 (Low Rise Apartment Zone) - **\*\*Potential:\*\*** Ideal for a front-and-back duplex with two basement suites, totaling 4 units. **\*\*Additional Opportunity:\*\*** - **\*\*Expansion Potential:\*\*** Engage neighboring property owners to explore the possibility

Listing Presented By:



Originally Listed by:  
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