



## 12245 83 Street Edmonton AB

\$299,999

ATTENTION INVESTORS! INVESTMENT OPPORTUNITY FOR FUTURE DEVELOPMENT! Zoned RS for multi-unit housing on a 50'X150' CORNER LOT! Potential to re-build a single family home OR develop into row housing / small apartment. All buildings (house, detached garage and out-buildings) are in AS-IS condition. House has suite in the basement to offset the cost if you wish to hold the investment for a future development. Roof recently re done but everything is as is where is and sold for lot value

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

Contact@YEG-Realtor.com

**RE/MAX<sup>®</sup> ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com