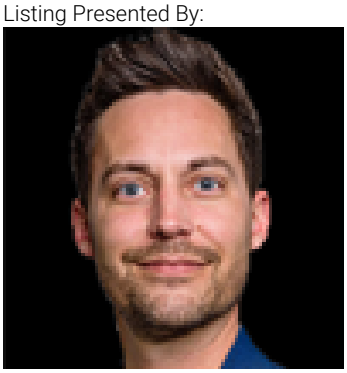
Edmonton Alberta

$570,000

Investor Alert -- Land Redevelopment Opportunity on St. Albert Trail! Whether you plan to redevelop, densify, hold for appreciation, or build your dream home, this location positions you just minutes from all major routes. This property delivers exceptional access, visibility, and long-term upside. This rare property offers frontage on St Albert Trl with a bus stop around the corner, ensuring unmatched visibility and accessibility. Just south of Yellowhead Trail and surrounded by established communities like Dovercourt and Sherbrooke, the site is ideally positioned for Redevelopment, multi-family, mixed-use, or hold strategies. With Edmonton and St. Albert markets showing strong year-over-year growth and many properties selling above list, this corridor offers a prime opportunity to secure a high-exposure site. The land at 12436 St. Albert Trail includes an existing home and is currently tenant-occupied @ $2000/month. The lot measures 596.6 m?, or 6,421 sq ft.) (id:6769)

Listing Presented By:



Originally Listed by:
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