



# Edmonton Alberta

\$499,900

Discover the potential of 15630 105 Avenue in Britannia Youngstown - a solid 930+ sq ft bungalow situated on a massive 867.7 SQM CORNER LOT. Under Edmonton's new RS zoning, this prime site offers the flexibility to build 8+ units, making it a standout opportunity for multi-family development or infill. A site plan and building plan are already prepared--streamlining the path from purchase to project. The main floor features 3 bedrooms, a renovated 4-piece bath, a bright kitchen, and a dining area with sliding doors to a wrap-around deck. Additional highlights include a double detached garage, garden area, and covered storage. Perfectly located across from Fred Broadstock Pool, close to schools, parks, shopping, major transit routes and upcoming West Valley Line LRT--this is an exceptional location for future redevelopment. Live in, hold, or redevelop--the possibilities here are endless. (id:6769)

Family room Measurements not available  
 Bedroom 4 Measurements not available  
 Living room Measurements not available  
 Dining room Measurements not available

Kitchen Measurements not available  
 Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available  
 Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
 Exp Realty



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
 Edmonton, Alberta,

Phone: 780-984-9399  
 Fax:  
 steveleddy@hotmail.com