



## Edmonton Alberta

\$475,000

Rare opportunity on one of Riverdale's most coveted streets - Cameron Avenue. This 438 m<sup>2</sup> lot sits in an elevated position that offers exceptional city and river valley views. Zoned RF2, it opens the door to a variety of low-density redevelopment options. The existing home, built in 1945 and approx. 1,328 sq. ft., is being sold as-is. Ideal for those seeking a prime redevelopment opportunity or the chance to explore restoration of a character home in a location that rarely comes available. Surrounded by architecturally striking infills and beautifully preserved residences, this property offers flexibility for builders or buyers with vision. The elevation and orientation of the lot make it a standout for those looking to capture stunning sightlines. Enjoy a lifestyle rooted in nature with access to trails, parks, and Edmonton's core just minutes away. A strategic investment in one of the city's most desirable neighborhoods! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate

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