



## Edmonton Alberta

\$490,000

Welcome to ROSSDALE, one of Edmonton's most treasured RIVER VALLEY communities. This rare opportunity offers a 33' x 100' lot in the heart of the city, surrounded by mature trees, the scenic North Saskatchewan River, and endless walking and cycling trails. No neighbours across the street, and plenty of street parking. Build the custom home you've always envisioned in this highly sought-after neighbourhood, where nature and urban living meet. As an added bonus, the property was removed from the floodplain map in 1997, resulting in reduced property taxes. Don't miss your chance to create something truly special in one of Edmonton's most desirable locations! (id:6769)

Living room Measurements not available

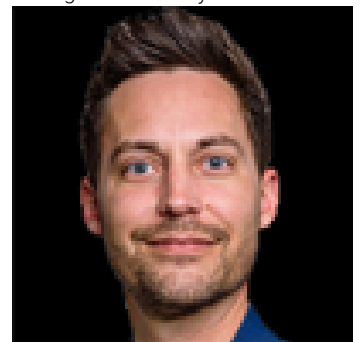
Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

**RE/MAX ELITE**

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