



## Edmonton Alberta

\$500,000

Prime Hazeldean build-ready infill opportunity for builders and investors. RS-zoned Sold As-is, where-is, with utilities disconnected. Residential Development Permit Plan (site plan) is in place for a multi-family 8-plex, supported by a completed environmental report and available drawings, significantly reducing pre-development timelines and entitlement risk. The approximately 605 m<sup>2</sup> parcel features an exceptional 15.25m (50 ft) frontage, providing excellent massing potential, efficient unit layouts, parking flexibility, and strong curb appeal, an increasingly rare advantage in mature neighbourhood. Ideally located steps from the Mill Creek Ravine trail system and the Ritchie Market, and minutes to Whyte Avenue, the University of Alberta, schools, parks, and major commuter routes. Close proximity to Southgate Centre and South Common, supports sustained rental demand. The City of Edmonton's planned replacement of the Mill Creek Trestle Bridge by October 2026 further enhances connectivity, accessibility and long term value. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty



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