



\$1,396,000

Welcome to 3249 St. Amand Road! Unlock the potential of this 0.34-acre property located in a rapidly developing neighborhood with strong residential momentum. With four properties directly across the street already sold for townhouse developments, this site presents an excellent opportunity for investors and builders seeking a well-positioned project. The property is ideally suited for a three-storey townhouse development and benefits from backing onto 14 acres of farmland, offering a rare combination of future density and a private, tranquil backdrop. At the same time, the location provides convenient access to urban amenities, parks, schools, and public transit, making it highly appealing to families and professionals. A current rezoning application for MF2 townhouse zoning is underway, positioning the site for a thoughtfully designed development with ample parking, green space, and modern amenities. Continued development throughout the surrounding area highlights the strong growth trajectory and long-term upside. The adjacent 0.59-acre property is also available, creating a combined 0.93-acre (40,510 sq ft) development assembly--a rare and strategic opportunity in one of the city's most promising growth areas. Build with confidence and capitalize on a location poised for continued expansion. (id:6769)

3pc Bathroom Measurements not available

Den 9'0" x 11'0"

Bedroom 12'0" x 9'9"

Bedroom 12'6" x 10'7"

Kitchen 8'8" x 8'0"

Dining room 13'6" X 5'6"

Family room 18'4" x 13'9"

## Laundry rooms'

5pc Bathroom Measurements not available

Bedroom 10'9" x 9'0"

Bedroom 11'10" x 9'0"

2pc Ensuite bath Measurements not available

Primary Bedroom 13'4" x 12'0"

Kitchen 14'11" x 12'4"

Dining room 8'6" x 8'2"

Living room 20'0" x 13'0"

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