



Edmonton Alberta

\$324,900

ATTENTION INVESTORS, BUILDERS & DEVELOPERS - PRIME REDEVELOPMENT OPPORTUNITY ON A 7,279 SQ FT CORNER LOT MEASURING APPROX. 50 FT X 141 FT IN CALDER! This RS-zoned property offers outstanding potential for future development with both rear lane and side lane access. The RS Zone supports a variety of residential housing forms, including single detached homes, duplexes, garden suites, row housing, townhomes, and small-scale multi-unit developments, subject to City of Edmonton approval. The corner lot configuration provides added flexibility for site design, access, and future redevelopment opportunities. Located in the mature and well-established community of Calder, this property is close to schools, parks, shopping, public transit, and everyday amenities. Enjoy convenient access to Yellowhead Trail, Anthony Henday Drive, downtown Edmonton, NAIT, and major employment centres. An excellent opportunity to redevelop, invest, or hold for future growth in a desirable infill location. (id:6769)

Recreation room 5.4 m X 3.27 m

Laundry room 3.4 m X 1.38 m

Living room 7.03 m X 3.12 m

Kitchen 4.45 m X 3.25 m

Primary Bedroom 7.03 m X 3.12 m

Bedroom 2 2.86 m X 2.64 m

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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