



Whitehorse Yukon

\$949,900

CLICK VIDEO TOUR. DEVELOPMENT OPPORTUNITY ON A TRANSITIONING STREET. Set on a generous 0.46-acre (20,038 sqft) lot in Porter Creek, this ~4,000 sqft, 5-bed/3-bath two-storey home with attached double garage offers comfortable family living today and significant long-term upside tomorrow. OPTION A -- LIVE & BUILD: occupy or rent the existing home; develop the rear of the lot on your timeline. OPTION B -- REDEVELOP: knock down and build. The lot is more than double the proposed RMM minimum -- room for townhomes, multiplex, or small apartment. OPTION C -- HOLD: enjoy a beautiful 5-bed family home on a development-ready lot and capture rezoning upside on your own timeline, if desired. Whether you want a large family home with land or a developer's next investment, this property has options. Full supporting docs package available, including City rezoning correspondence, current and proposed zoning bylaws. Reach out today to book your showing! (id:6769)

Primary Bedroom 11 ft ,2 in X 24 ft ,10 in
3pc Bathroom Measurements not available
Bedroom 10 ft ,4 in X 11 ft ,8 in
Bedroom 10 ft ,4 in X 11 ft ,3 in
Bedroom 9 ft X 11 ft ,3 in
Laundry room 9 ft X 12 ft
Bedroom 12 ft ,4 in X 13 ft ,3 in

4pc Bathroom Measurements not available
Foyer 14 ft ,3 in X 29 ft
Living room 13 ft ,3 in X 34 ft
Dining room 13 ft ,3 in X 21 ft ,4 in
Kitchen 11 ft X 13 ft ,9 in
3pc Bathroom Measurements not available
Den 10 ft ,2 in X 11 ft ,10 in

Listing Presented By:



Originally Listed by:
eXp Realty



Royal

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