



REALTOR

## Edmonton Alberta

\$274,900

**CORNER DEVELOPMENT OPPORTUNITY - 10730 & 10734 93 STREET!** These two adjoining lots are being sold together as a single development parcel, offering a combined total of 8,058 SQ FT. Zoned RM h16.0 (per SLIM Maps), this is a prime redevelopment opportunity in the heart of McCauley. Situated on mature tree-lined streets and just minutes from downtown, the Royal Alexandra Hospital, Kingsway Mall, and the ICE District & Rogers Place, this location offers excellent access to transit, major routes, and amenities. Close to Commonwealth Rec Centre and surrounded by ongoing revitalization, this corner lot presents a strong opportunity for investors and developers looking to capitalize on future growth. Home is being sold as is. (id:6769)

Living room 5.16 m X 4.66 m

Dining room 3.71 m X 2.21 m

Kitchen 3.83 m X 3.22 m

Bedroom 4 3.67 m X 2.31 m

Primary Bedroom 3.85 m X 3.47 m

Bedroom 2 3.77 m X 3.51 m

Bedroom 3 3.51 m X 3.36 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

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



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