

Courtesy Of Mahmoud S Ghalayeni Of The E Group Real Estate

\$279,900 - 10716 131a Avenue, Edmonton

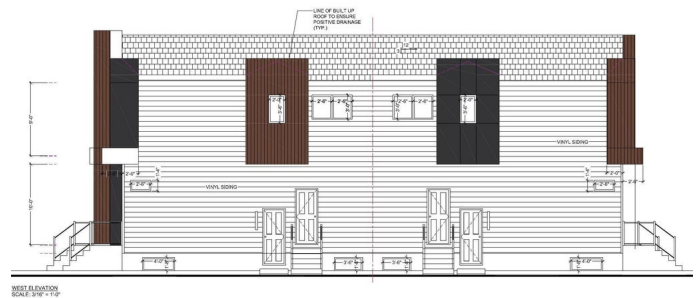
MLS® #E4425334

\$279,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Attention Builders & Investors! Affordable 51 feet X 133 feet Small-Scale Residential (RS) Lot in Lauderdale – fully cleared and ready for development, No demolition or asbestos abatement costs to worry about. This south-facing, versatile lot offers exceptional investment potential. You can construct a 4-plex with 4 basement suites (8 units total) to maximize revenue. Alternatively, you can subdivide the lot and build two skinny infill homes with basement suites or a side-by-side duplex with two basement suites – ideal for the CMHC MLI Select Program. Plans for the 4-plex (with 4 basement suites) design are available from the seller. The lot is located directly across from a Kindergarten to Grade 12 École Paire-Lacombe School. Within walking distance of Grand Trunk Fitness & Leisure Centre, sports fields, Rosslyn Spray Park, and Al Rashid Mosque. Convenient access to public transportation, Yellowhead Trail, and 97 Street. Don't miss this exceptional development opportunity – act now!



Essential Information

MLS® #	E4425334
Price	\$279,900
Bathrooms	0.00

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	10716 131a Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0X3

Exterior

Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	51' x 133'

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 01

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Listing information last updated on March 14th, 2025 at 9:02am MDT