

4811 Edmonton Trail NE
Calgary, Alberta

MLS # A2216344



\$725,000

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

ATTENTION BUILDERS, DEVELOPERS & INVESTORS | APPROVED DEVELOPMENT PERMIT FOR 10 UNITS | STRONG INVESTMENT OPPORTUNITY | This 53 x 120' lot has an approved development permit for a 5plex with legal basement suites and parking. Architectural plan complete. Soft costs related to the future build have been paid for. The project is ready to go. Excellent location with a sunny west exposure. Close to shopping, major routes and transportation.