

\$399,000 - N/A, Edmonton

MLS® #E4438312

\$399,000

1 Bedroom, 1.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

SWEET HAZELDEAN LOCATION to literally BUILD YOUR DREAM INFILL from the ground up. This 50 X 130' piece of land sits on a corner lot and is a PRIME building site. Just a few blocks south of fun shops and west of Mill Creek Ravine - the location is amazing. This lot is RF3 Zoned by the City of Edmonton. According to the City's website the following developments are permitted with this zoning: Single or Semi-detached housing, Duplex Housing, A Triplex or Fourplex, a Secondary suite within a principal dwelling, Garden Suites, some smaller home based businesses and more. Given your infill meets the mature neighbourhood rules that will apply. There is an old house with a 3/4 ledge basement that might be able to be rented until you are ready to build. The house and single detached garage are to be taken AS IS.

Built in 1950

Essential Information

MLS® #	E4438312
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3H4

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	Zone 17

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Listing information last updated on May 24th, 2025 at 11:02pm MDT