



Edmonton

15925 106 AV NW

Britannia Youngstown

T5P 0W6

LP: \$315,000

SP:

M

Listing ID #

E4501551

Building Type

Vacant Lot/Land

Style

Bungalow

Year Built

Full Baths

0

Half Baths

0

Total Baths

0.0

Sold Date

Bedrooms Above

0

Bedrooms Total

0

Basement

Basement Dev

Tot Flr AG SqM

ACTIVE

URL-Virtual Tour URL-Brochure Tot Flr AG SqFt

WEST END INFILL OPPORTUNITY! This incredible lot measures in at 645 square meters making it an IDEAL purchase for someone wanting to build a multi unit project! Perfectly nestled in the neighbourhood, this lot is close to shops, schools, amenities, the Fred Broadstock Pool, West Edmonton Mall, and more! Just take a ride around the area and see how much development is already happening - this is a hot spot! The frontage measures in at 50 feet wide, and the depth is 139 feet deep giving you so many options! Don't forget the west line of the LRT will soon be completed adding convenience and accessibility. Truly a great opportunity for builders, investors, and developers alike!!! The home requires substantial renovations and the property is being sold AS-IS WHERE-IS for lot value only.

Directions

Living Room	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	Bedroom 4	1				Main		
Kitchen		2				Upper		
Family Room		3				Above Grd		
Den		4				Lower		
Bonus Room		5				Below Grd		
Primary Bedrm		6				Tot Flr AG		
Bedroom 2		7				# Finished		

Heat Source

Heat Type

Foundation

Roof Type

Exterior

Flooring

Features

Construction

Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

645.47

Zoning

Tax Amount

\$2,859.22

Conform Type

Conform Year

Goods Incl

Goods Excl

Permit By Seller

Permit

Permit

Front Exposure

North

F x D (m)

15.24 x 42.37

/

/ 2025

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Back Lane, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Road Access	Paved	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		