# \$325,000 - 14411 16 Street, Edmonton

MLS® #E4430388

# \$325,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Fraser, Edmonton, AB

**Exceptional Development Opportunity in** Fraser â€" Last Lot in cul-de-sac! Attention builders & investors! Seize this rare opportunity to acquire a premium 742 sq m pie-shaped lot in the desirable Fraser community. Strategically located at the end of a quiet cul-de-sac, this property backs onto the river valley & expansive green space, providing unmatched appeal for high-end residential development. With direct access to scenic river valley trails, an off-leash dog park, and proximity to two golf courses, this location is highly attractive to future homeowners. Quick access to the Henday ensures convenient connectivity to all corners of the city, making it ideal for commuters. Whether you're looking to build a luxury custom home, Duplex or 4Plex with legal basements suites this RS zoned lot offers the perfect canvas with strong market demand. Don't miss your chance to develop in one of Edmonton's most sought-after communities. Secure this prime lot and capitalize on its full potential.

### **Essential Information**

MLS® # E4430388 Price \$325,000

Bathrooms 0.00







Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 14411 16 Street

Area Edmonton

Subdivision Fraser

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 2V1

#### **Exterior**

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Level Land,

Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping

Nearby, Ski Hill Nearby

# **School Information**

Elementary Fraser School

Middle Bessie Nichols School

High Archbishop O'Leary School

# **Additional Information**

Date Listed April 11th, 2025

Days on Market 11

Zoning Zone 35

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Listing information last updated on April 22nd, 2025 at 5:32am MDT