

# \$725,000 - 4811 Edmonton Trail Ne, Calgary

MLS® #A2216344

**\$725,000**

4 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.15 Acres

Greenview, Calgary, Alberta

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.

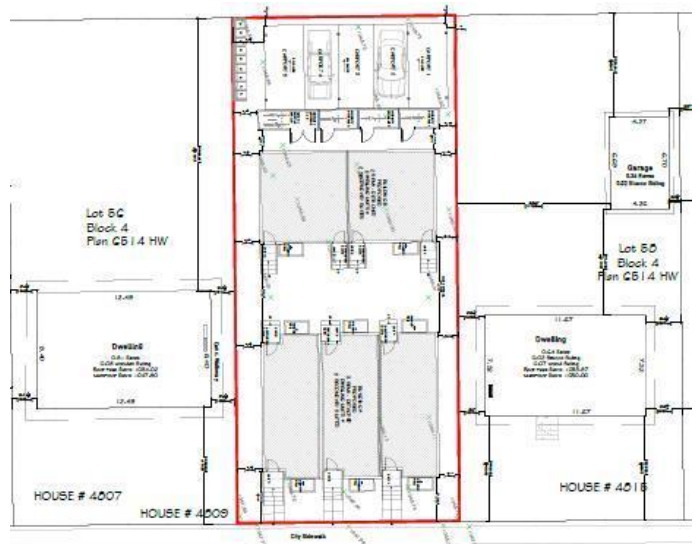
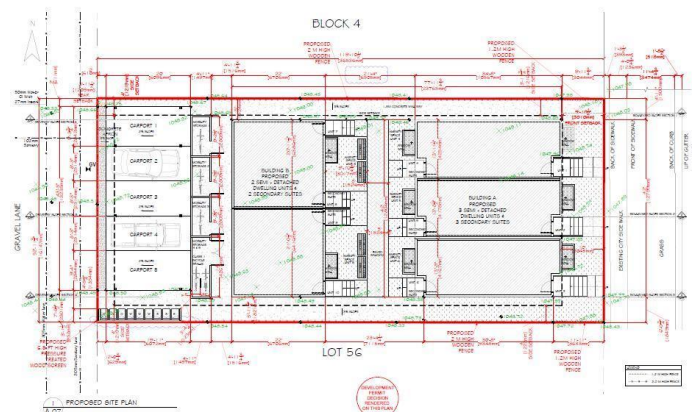
Built in 1961

## Essential Information

MLS® #	A2216344
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4811 Edmonton Trail Ne
Subdivision	Greenview



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3V7

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	H-GO

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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