

# \$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.

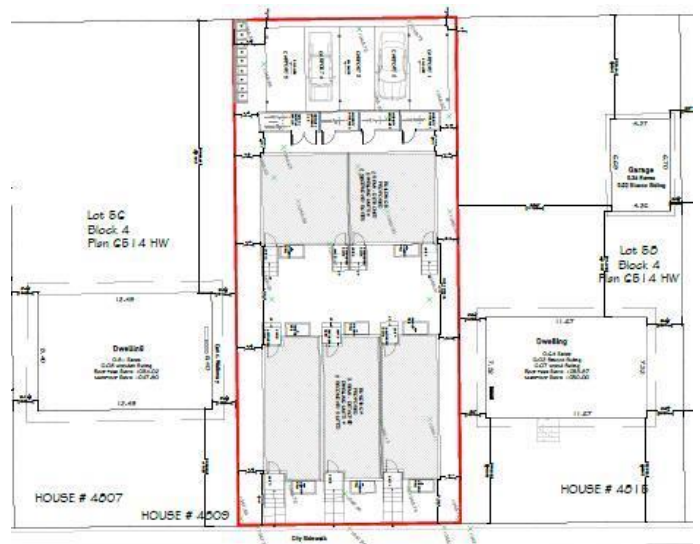
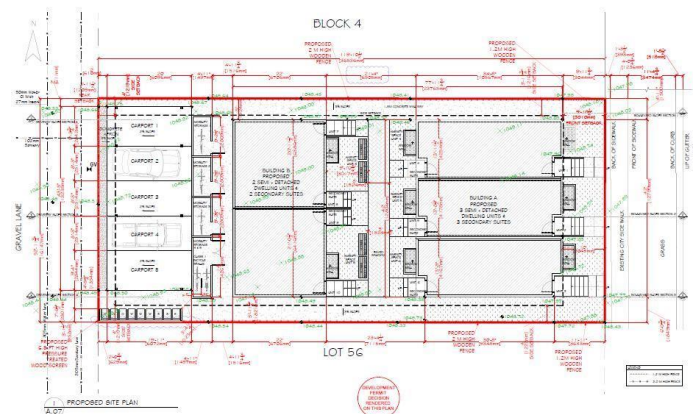
Built in 1961

## 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 | 3                |
| Zoning         | H-GO             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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