

\$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.

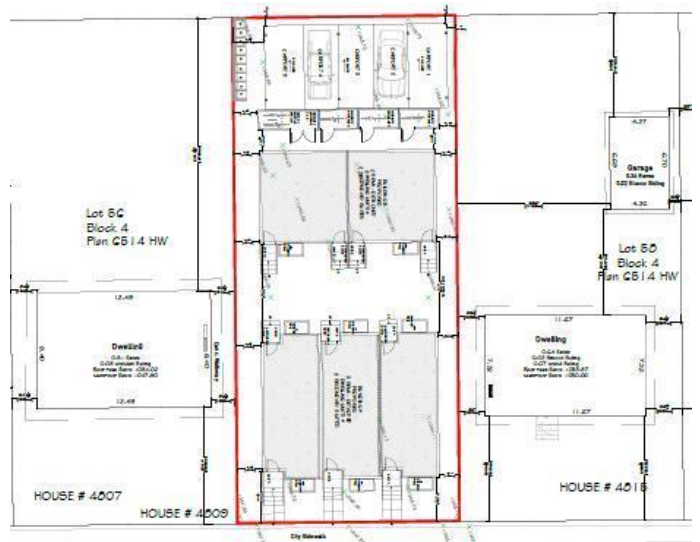
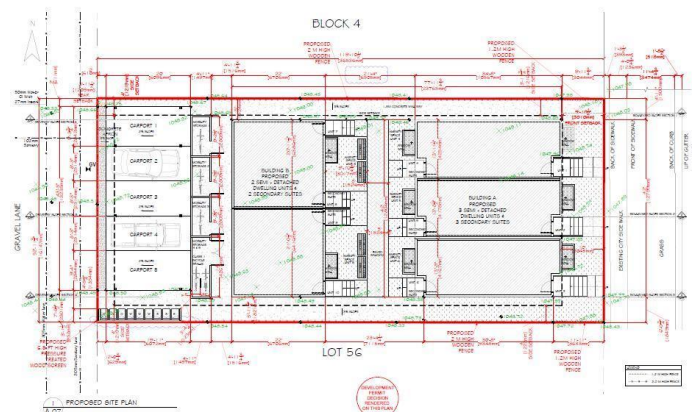
Built in 1961

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 | 4 |
| Zoning | H-GO |

Listing Details

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

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