

Courtesy Of Jeff D Jackson Of Bode

# \$315,000 - 10815 65 Avenue, Edmonton

MLS® #E4386368

**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Discover the canvas for your dream home in the heart of Allendale! This prime, vacant lot offers a rare opportunity to craft your vision amidst a thriving, established community. This blank slate invites architectural innovation and personalization, boasting proximity to schools, parks, and local amenities. Nestled in a sought-after neighborhood, embrace the tranquility of suburban living while relishing the convenience of urban access. Seize the chance to shape your ideal lifestyle in this coveted locale, where every architectural aspiration can become a reality. Fully serviced: NEW 25mm Water Service, and a NEW 150mm Sanitary Service. There is a power pole directly behind the lot across the alley so no worries about needing to add a power pole or additional cost for a new overhead power service. The RDP is attached. This is from before the new bylaw came into effect, so it is showing requirements that are now more relaxed (IE. front set back). Lot size: 8.53m wide X 39.72m deep. Building Pocket: 20â€™™



## Essential Information

MLS® #	E4386368
Price	\$315,000
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	10815 65 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### **Exterior**

Exterior Features	Schools, Shopping Nearby
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### **Additional Information**

Date Listed	May 9th, 2024
Days on Market	337
Zoning	Zone 15

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Listing information last updated on April 11th, 2025 at 9:02am MDT