

# \$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.

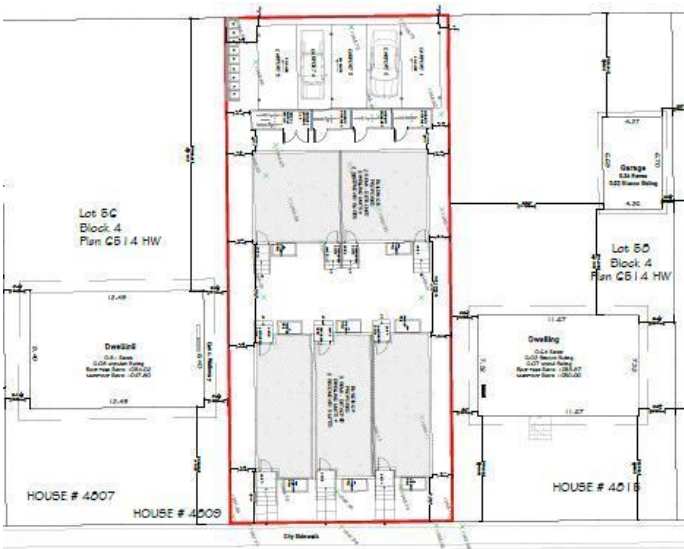
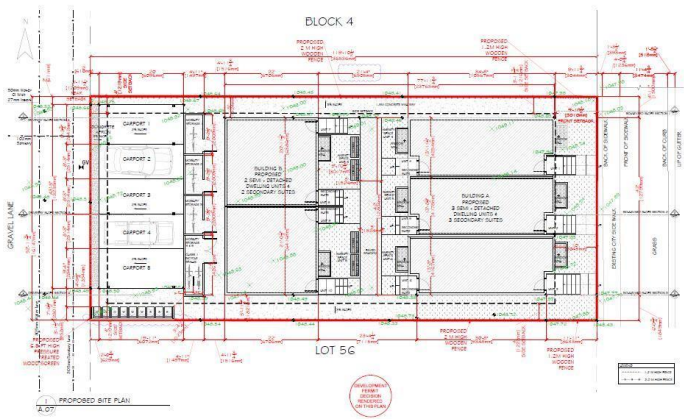
Built in 1961

## 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
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.