

**4707 Edmonton Trail NE
Calgary, Alberta**

MLS # A2162797



\$999,900

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow, Side by Side		
Size:	1,054 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Baseboard, Mid Efficiency
Floors:	Laminate
Roof:	Shingle
Basement:	Finished, See Remarks
Exterior:	Stucco, Wood Frame
Foundation:	None
Features:	Dry Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	r-c2
Utilities:	-

Inclusions: None

SOLD AS IS CONDITION..CMHC MLI Select Eligible Project with DP approval in progress! This beautiful development lot features 10 units in total - 5 units plus 5 secondary suites plus 5 parking stalls. Qualifies for CMHC MLI Select density requirements (subject to lender approval). A fantastic opportunity to own a CMHC MLI Select project without the risk and headaches of permits. Development Permit in progress with City of Calgary and will be approved and ready for construction Spring 2025. Price includes Construction drawings and Building Permit drawings.