

## \$449,000 - 10173 93 Street, Edmonton

MLS® #E4437516

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

LOCATION, LOCATION, LOCATION! RARE OPPORTUNITY! A rare chance to own a 50X150 FT WALK-OUT LOT in one of the most DESIRABLE LOCATIONS in RIVERDALE – a community celebrated for its character and unbeatable access to local conveniences. With approximately 7500 SQ FT of space, this WALKOUT LOT presents NUMEROUS DEVELOPMENT OPPORTUNITIES. Build your dream project in a TOP-TIER LOCATION just moments from SCHOOLS, the SCENIC RIVER VALLEY TRAILS, DAWSON PARK, DOWNTOWN, GOLF COURSES, SHOPPING, TRANSIT OPTIONS, and PLAYGROUNDS. Development must comply with the MATURE NEIGHBOURHOOD OVERLAY, RF2 ZONING (LOW DENSITY INFILL), and the RIVERDALE AREA REDEVELOPMENT PLAN (ARP).



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4437516        |
| Price     | \$449,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10173 93 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1W8         |

## Exterior

Exterior Features No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Sloping Lot, View City, View Downtown, See Remarks

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 13        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 29th, 2025 at 5:02pm MDT