# \$599,900 - 10252 Wadhurst Road, Edmonton

MLS® #E4417027

## \$599,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Westmount, Edmonton, AB

Build your custom DREAM HOME on this one of a kind RAVINE BACKING WALK-OUT LOT located on the highly sought after Wadhurst Road in Groat Estates. 42.1 Ft of FRONTAGE x 207.9 (South) & 198.7(North). This lot offers a WEST BACKING yard and is at the doorstep of the downtown core. Enjoy being mere steps from 124th Street and all it has to offer. Lot has a natural rear slope to it. River Valley and the trail system is also in very close proximity. Enjoy the contrast of the mature trees and private setting while living a true urban lifestyle.



MLS® # E4417027 Price \$599,900

Bathrooms 0.00 Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

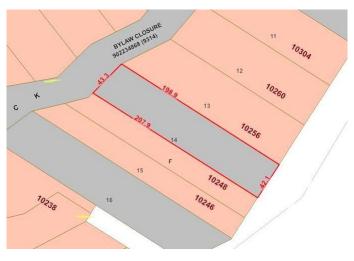
## **Community Information**

Address 10252 Wadhurst Road

Area Edmonton
Subdivision Westmount
City Edmonton







County ALBERTA

Province AB

Postal Code T5N 3V1

#### **Exterior**

Exterior Features Backs Onto Park/Trees, Golf Nearby, Hillside, No Back Lane,

Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View City, View Downtown, See Remarks

### **Additional Information**

Date Listed January 3rd, 2025

Days on Market 117

Zoning Zone 07

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 April 30th, 2025 at 10:02am MDT