

## \$325,000 - 14411 16 Street, Edmonton

MLS® #E4430388

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Exceptional Development Opportunity in Fraser â€“ Last Lot in cul-de-sac! Attention builders & investors! Seize this rare opportunity to acquire a premium 742 sq m pie-shaped lot in the desirable Fraser community. Strategically located at the end of a quiet cul-de-sac, this property backs onto the river valley & expansive green space, providing unmatched appeal for high-end residential development. With direct access to scenic river valley trails, an off-leash dog park, and proximity to two golf courses, this location is highly attractive to future homeowners. Quick access to the Henday ensures convenient connectivity to all corners of the city, making it ideal for commuters. Whether you're looking to build a luxury custom home, Duplex or 4Plex with legal basements suites this RS zoned lot offers the perfect canvas with strong market demand. Donâ€™t miss your chance to develop in one of Edmontonâ€™s most sought-after communities. Secure this prime lot and capitalize on its full potential.

### Essential Information

MLS® #	E4430388
Price	\$325,000
Bathrooms	0.00



Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	14411 16 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2V1

### Exterior

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Level Land, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby
-------------------	---

### School Information

Elementary	Fraser School
Middle	Bessie Nichols School
High	Archbishop O'Leary School

### Additional Information

Date Listed	April 11th, 2025
Days on Market	11
Zoning	Zone 35

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 21st, 2025 at 11:32pm MDT