

## \$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 – 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. Don't miss your chance to develop in one of Edmonton'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 | 10               |
| Zoning         | Zone 35          |

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Listing information last updated on April 21st, 2025 at 6:02pm MDT