

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

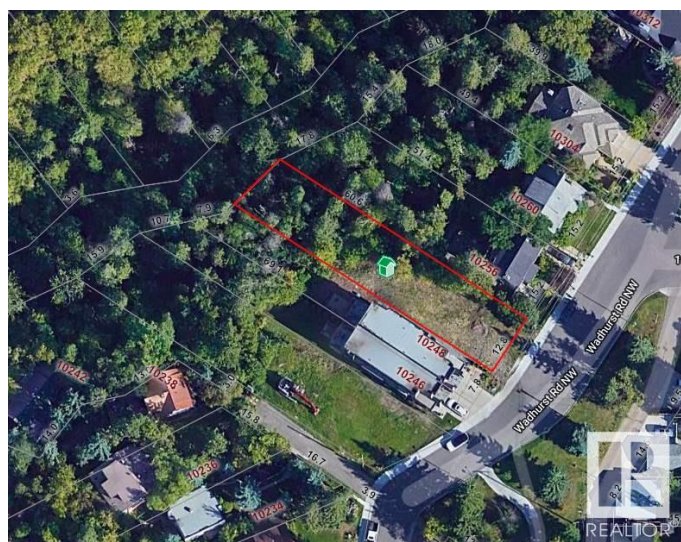
MLS® #E4417027

**\$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.



## Essential Information

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 90  
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 3rd, 2025 at 4:47pm MDT