

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

MLS® #E4417027

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

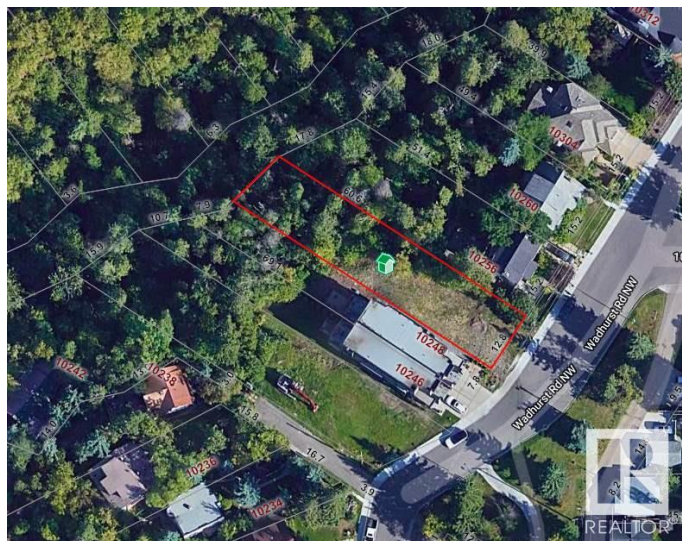
Build your custom DREAM HOME on this one of a kind RAVINE BACKING WALK-OUT LOT located on the highly sought after Wadhurst Road in Groat Estates. 42.1 Ft of FRONTAGE x 207.9 (South) & 198.7(North). This lot offers a WEST BACKING yard and is at the doorstep of the downtown core. Enjoy being mere steps 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 | 115               |
| Zoning         | Zone 07           |

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Listing information last updated on April 28th, 2025 at 3:02am MDT