\$449,000 - 11305 108 Avenue, Edmonton

MLS® #E4431867

\$449.000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Great opportunity to transform the existing site into a new multi-family dwelling of your choice. With the new zoning by-law passed by the City of Edmonton, the possibilities here are endless. Located very close to trendy 124 street. With the new zoning bylaw, this location becomes RM - Medium Scale Residential. In this particular instance the zoning modifier of H16 means that any development is 16 meters hight maximum and that translates into a 4 story building. This zone also allows commercial uses at the ground floor of residential buildings to encourage mixed use development and to provide local services to the neighbourhood.

Essential Information

MLS® # E4431867 Price \$449,000

Bathrooms 0.00 Acres 0.00

Type Single Family Sub-Type Vacant Lot/Land

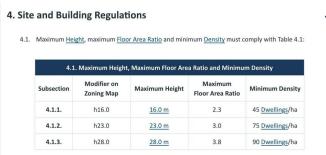
Status Active

Community Information

Address 11305 108 Avenue

Area Edmonton







Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1B5

Exterior

Exterior Features Flat Site, Level Land, Public Transportation, Schools, View City, View

Downtown

Additional Information

Date Listed April 18th, 2025

Days on Market 59

Zoning Zone 08

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 June 15th, 2025 at 9:31pm MDT