

# \$0 - 5311 34 Street, Edmonton

MLS® #E4462391

**\$0**  
0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton,  
AB

Royal Centre Fulton Creek is an exceptional new retail development by Royal Developments at 34 Street & 56 Avenue in South Edmonton. This high-exposure project will deliver over 34,000 SF of premium commercial space, anchored by strong national tenants. Building A is secured by Esso, and Building C is leased to a major daycare operator, while Building B offers 25,047 SF of flexible retail units (±2,000 SF) available for lease with tenant turnover anticipated in Q4 2026. Situated within the 1.8M SF Fulton Creek Business Park, the property captures more than 24,000 vehicles daily, enjoys seamless access to Whitemud Drive and Anthony Henday, and is surrounded by a rapidly expanding residential population.

Built in 2025

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4462391 |
| Lease Rate | \$40     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2025     |
| Type       | Retail   |
| Status     | Active   |



**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 5311 34 Street                  |
| Area        | Edmonton                        |
| Subdivision | Southeast Industrial (Edmonton) |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T6B 3V8                         |

**Exterior**

|              |                    |
|--------------|--------------------|
| Exterior     | Other, See Remarks |
| Construction | Other, See Remarks |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 42            |

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 October 31st, 2025 at 7:32pm MDT