

\$648,000 - 10903 79 Avenue, Edmonton

MLS® #E4423575

\$648,000

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Garneau, Edmonton, AB

DEVELOPERS/INVESTORS ALERT!! A rare & fantastic multi-family/commercial redevelopment opportunity in a PRIME and MUCH DESIRABLE UNIVERSITY GARNEAU neighbourhood. Subject property is part of a PARCEL OF LAND consisting of 4 adjacent lots for a total size of 16,990 sq ft, and to be sold together. Currently there are 3 existing homes providing holding income and a corner lot fronting 109 Street for maximum exposure to capitalize City of Edmonton's 109 Street Corridor Area Redevelopment Plan. Quiet, convenient & tree lined location with easy access to university campus, city centre, Whyte Avenue/Old Scona major shopping and entertainment districts, river valley trails & recreational amenities and more. Explore the high value potential of this exceptional commercial and residential mixed development site. Truly a PERFECT INVESTMENT OPPORTUNITY IN ONE OF EDMONTON'S MOST SOUGHT AFTER LOCATION.



Essential Information

| | |
|------------|-----------|
| MLS® # | E4423575 |
| Price | \$648,000 |
| Bathrooms | 1.00 |
| Full Baths | 1 |

| | |
|----------|-----------------|
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10903 79 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0P1 |

Amenities

| | |
|---------|-------|
| Parking | Stall |
|---------|-------|

Interior

| | |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

Exterior

| | |
|-------------------|-----------|
| Exterior Features | Back Lane |
|-------------------|-----------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 36 |
| Zoning | Zone 15 |

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Listing information last updated on April 6th, 2025 at 5:17pm MDT