

## **\$648,000 - 10903 79 Avenue, Edmonton**

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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
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### Interior

Heating	Natural Gas
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### Exterior

Exterior Features	Back Lane
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### Additional Information

Date Listed	March 1st, 2025
Days on Market	47
Zoning	Zone 15

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Listing information last updated on April 17th, 2025 at 3:32am MDT