

## **\$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	48
Zoning	Zone 15

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 April 18th, 2025 at 1:47pm MDT