

## \$625,000 - 11007 109 Avenue, Edmonton

MLS® #E4440216

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Queen Mary Park, Edmonton, AB

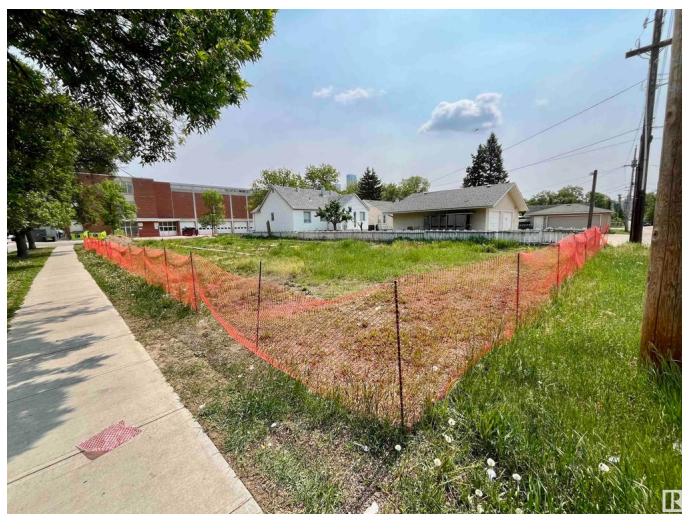
A rare opportunity to acquire a high-exposure 50x150 corner commercial lot in Edmonton with significant development already underway. This project comes with full architectural and structural drawings, and although the previous development permit has expired, it was fully approved by the City of Edmonton. The original structure has been demolished, and footings are already poured, saving time and cost. The approved plans include a 4-storey mixed-use building featuring a daycare on the main floor, 5 self-contained residential units above, each with its own mechanical system, and a rooftop playground—“an ideal setup for long-term cash flow. Perfect for investors or developers ready to take over and complete a revenue-generating asset in a growing area.

### Essential Information

MLS® #	E4440216
Price	\$625,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address 11007 109 Avenue



Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4C4

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	19
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 23rd, 2025 at 2:02am MDT