

# \$524,999 - 11007 109 Avenue, Edmonton

MLS® #E4444716

**\$524,999**

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® #    | E4444716        |
| Price     | \$524,999       |
| 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 27th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 08         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT