

# \$926,175 - 5203-5209 101a Avenue, Edmonton

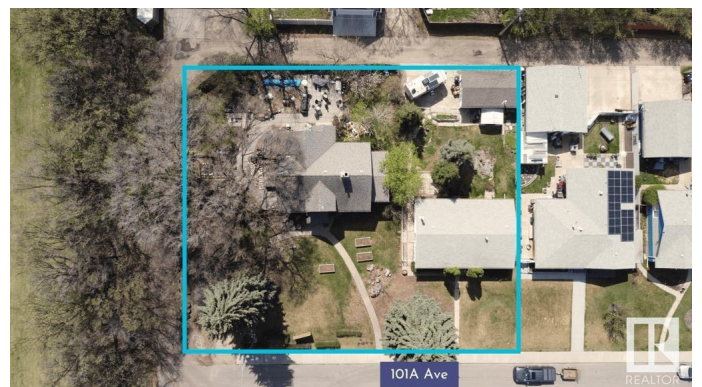
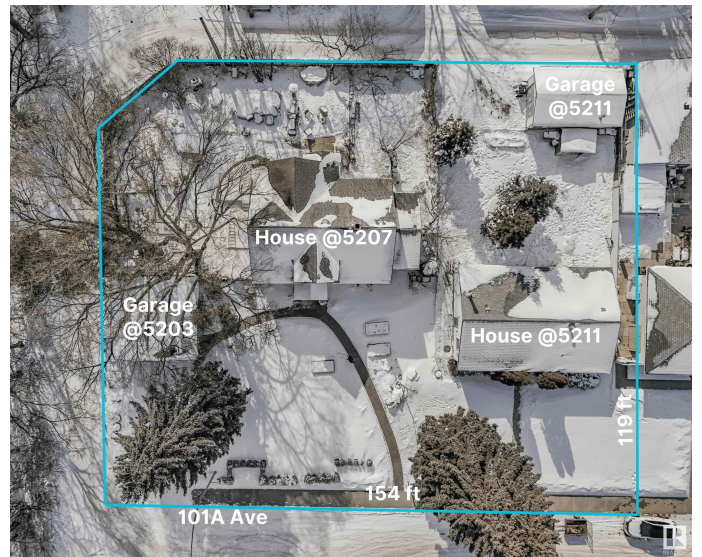
MLS® #E4420274

**\$926,175**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

**INVESTORS & BUILDERS!** Incredible development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) Total Lot dimensions: 154ft wide x 119ft deep. Perfect for multi-residential, dream homes, duplexes, townhouses, basement suites, garage/garden suites, or a multi-family infill. Two existing bungalows with garages and month-to-month renters offer immediate cash flow while you plan your project. Ideally located minutes from downtown, within walking distance to Capilano Mall, and close to Gold Bar Park, river valley trails, Rundle Park, and Hardisty Fitness Centre. Top schools like Hardisty, McEwan, and Kingâ€™s College add to its appeal. A prime opportunity in a thriving, well-connected communityâ€™donâ€™t miss your chance to invest in Fulton Place! To be sold with adjacent lot 5211 101A Ave for \$1,325,000.



## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4420274        |
| Price      | \$926,175       |
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |

Status Active

### **Community Information**

Address 5203-5209 101a Avenue  
Area Edmonton  
Subdivision Fulton Place  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6A 0L7

### **Amenities**

Parking Double Garage Detached

### **Interior**

Heating Natural Gas

### **Exterior**

Exterior Features Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools

### **School Information**

Elementary Hardisty School  
Middle Hardisty School  
High McNally School

### **Additional Information**

Date Listed February 3rd, 2025  
Days on Market 60  
Zoning Zone 19

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Listing information last updated on April 4th, 2025 at 8:02pm MDT