

# \$330,000 - 11011 109 Street, Edmonton

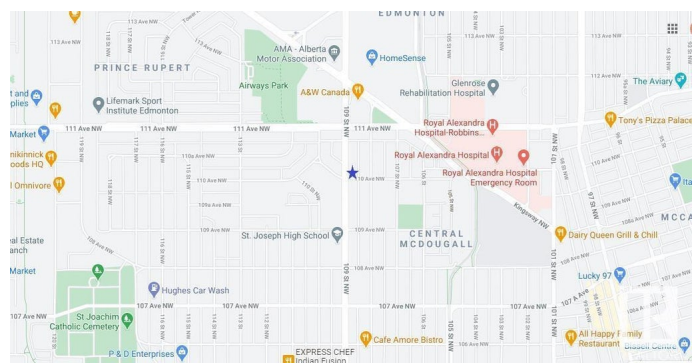
MLS® #E4427238

**\$330,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

REDEVELOPMENT ALERT in Central McDougall! 50'140' Lot Medium Scale Residential RM H16 zoning, right on 109 Street. Option for 3 Lots Side x Side for a total frontage of 150'x140' HUGE potential for a low rise apartment building, 4plexes or skinnies – 24 units minimum! Great potential for CMHC MLI products in this location. This location is excellent for future redevelopment, close to amenities, public transit, LRT, NAIT, minutes from downtown & on a street where other redevelopment is already happening & more being planned all the time. Take advantage of the City encouraging higher density & development & secure your next project! Neighbouring lots 11015-109 St & 11021-109 St also for sale



## Essential Information

MLS® #	E4427238
Price	\$330,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	11011 109 Street
---------	------------------

Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2V8

### **Exterior**

Exterior Features Back Lane, See Remarks

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 18

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 April 11th, 2025 at 4:32am MDT