

## **\$648,000 - 10907 79 Avenue, Edmonton**

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MLS® #E4423844

**\$648,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Garneau, Edmonton, AB

**DEVELOPERS/INVESTORS ALERT!!** A rare & fantastic commercial/multi-family 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® #    | E4423844  |
| Price     | \$648,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|        |                 |
|--------|-----------------|
| Type   | Land Commercial |
| Status | Active          |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10907 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P1         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 15         |

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Listing information last updated on April 4th, 2025 at 3:02am MDT