

# **\$648,000 - 10911 79 Avenue, Edmonton**

---

MLS® #E4423406

**\$648,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Garneau, Edmonton, AB

**DEVELOPER/INVESTOR ALERT!** A rare & fantastic commercial/multi family redevelopment opportunity in PRIME and DESIRABLE UNIVERSITY GARNEAU neighborhood. 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 income and a corner lot fronting 109 Street for maximum exposure to capitalize City of Edmonton's 109 Street Corridor Area Redevelopment Plan. Quiet and convenient location with easy access to U of A campus, city center, Whyte Ave/Old Scona shopping and entertainment districts, River valley recreational amenities and more. Explorer the high value potential of this exceptional commercial and Residential mixed development site. A PERFECT INVESTMENT OPPORTUNITY IN ONE OF EDMONTON MOST SOUGHT AFTER LOCATION.



Built in 1941

## **Essential Information**

MLS® #	E4423406
Price	\$648,000
Bathrooms	0.00
Acres	0.00
Year Built	1941

Type	Land Commercial
Status	Active

### **Community Information**

Address	10911 79 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P1

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	34
Zoning	Zone 15

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 3rd, 2025 at 1:32am MDT