# \$449,000 - 11305 108 Avenue, Edmonton

MLS® #E4431867

## \$449.000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Great opportunity to transform the existing site into a new multi-family dwelling of your choice. With the new zoning by-law passed by the City of Edmonton, the possibilities here are endless. Located very close to trendy 124 street. With the new zoning bylaw, this location becomes RM - Medium Scale Residential. In this particular instance the zoning modifier of H16 means that any development is 16 meters hight maximum and that translates into a 4 story building. This zone also allows commercial uses at the ground floor of residential buildings to encourage mixed use development and to provide local services to the neighbourhood.

## **Essential Information**

MLS® # E4431867 Price \$449,000

Bathrooms 0.00 Acres 0.00

Type Single Family Sub-Type Vacant Lot/Land

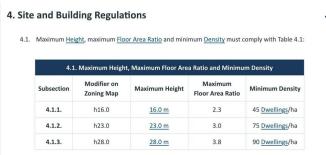
Status Active

## **Community Information**

Address 11305 108 Avenue

Area Edmonton







Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1B5

#### **Exterior**

Exterior Features Flat Site, Level Land, Public Transportation, Schools, View City, View

Downtown

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 3

Zoning Zone 08

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Listing information last updated on April 21st, 2025 at 3:32am MDT