

## **\$648,000 - 10909 79 Avenue, Edmonton**

---

MLS® #E4423430

**\$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 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 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 1936

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4423430  |
| Price      | \$648,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1936      |

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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10909 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 | 61                  |
| 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 30th, 2025 at 10:17am MDT