

\$1,500,000 - 11223 99 Avenue, Edmonton

MLS® #E4445453

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

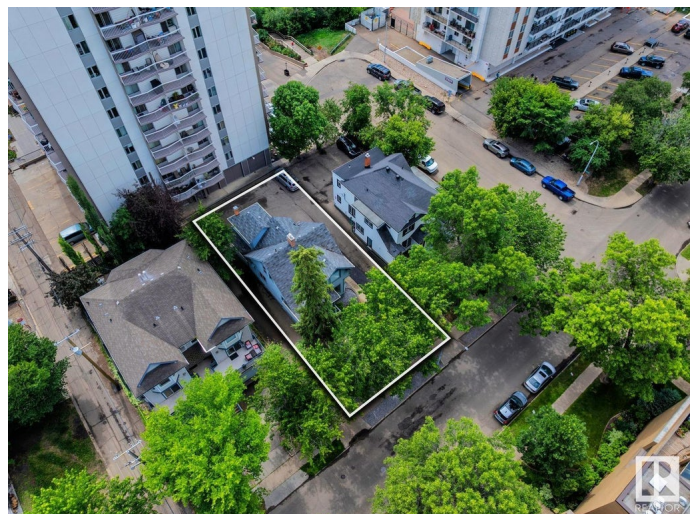
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50'x100' property in combination with 11229 99 AV NW (SEPARATE LISTING) for a total of 100' x 100' (10,000 sq.ft) of prime redevelopment space under the City's new zoning bylaws. Capitalize on spectacular River Valley views. Both properties are currently rented until you are ready to redevelop this spectacular parcel!

Essential Information

MLS® #	E4445453
Price	\$1,500,000
Lease Rate	\$15
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	11223 99 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5K 0G9

Exterior

Exterior Features	Corner Lot, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Subdividable Lot, View City, View Downtown
-------------------	---

Additional Information

Date Listed	July 3rd, 2025
Days on Market	116
Zoning	Zone 12

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 October 26th, 2025 at 11:47pm MDT