

\$199,900 - 7508 111 Ave, Edmonton

MLS® #E4463413

\$199,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Rare SOUTH-FACING lot in Virginia Park! Walkable, bikeable, and perfectly positioned for your next build! Steps to the river and endless hiking/biking trails, it's a short bike ride to Highlands Golf Course, Borden Park, and the outdoor pool right across the street. No power pole on the lot for a clean site plan too! Moments from the ever-expanding Concordia University it's an INCREDIBLE location for an up/down suited home with a garage suite to serve students and professionals alike, with concept drawings available too! Dawson off-leash area is about a five-minute walk into the river valley; Nuestra Coffee is steps away; Kind Ice Cream, Fox Burger, Bodega, and beloved Be-A-Bella candy shop are an easy five-minute bike over to Gibbard Block. The local grocery store is a one-minute drive, with public transit stops close by and the soon-to-be Edmonton Exhibition Lands adding BIG future upside. Quiet street, vibrant amenities, superb connectivity! All this outstanding value in a mature neighbourhood!



Essential Information

MLS® #	E4463413
Price	\$199,900
Lease Rate	\$8
Bathrooms	0.00

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	7508 111 Ave
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0B7

Amenities

Is Waterfront	Yes
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Exterior

Exterior Features	Back Lane, Creek, Golf Nearby, Level Land
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	Zone 09

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Listing information last updated on October 25th, 2025 at 8:47pm MDT