

\$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	57
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 26th, 2025 at 8:17am MDT