

\$1,100,000 - 11202/11204 99 Avenue, Edmonton

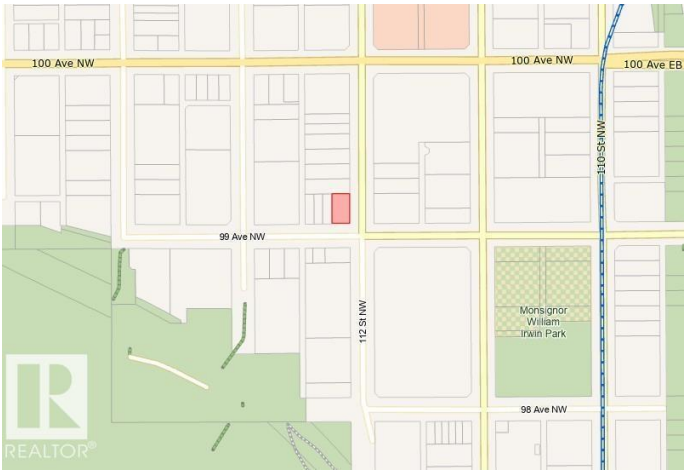
MLS® #E4453280

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Situated on a lovely tree lined street in the heart of Downtown, this 100' x 60' CORNER LOT lends itself to many Residential, Commercial, & Community development possibilities. Currently zoned Medium Scale Residential (RM h16), however new proposed zoning for Mixed Use (MU h23) has been applied for and is awaiting approval. Only 1 block to the River Valley trails, 2 blocks to LRT, 2 blocks to Jasper Ave. Surrounded by historic homes and new development, maintaining charm and bringing vitality to the area. A superb opportunity to bring your vision to life! *Current home on lot will soon be demolished, no access.

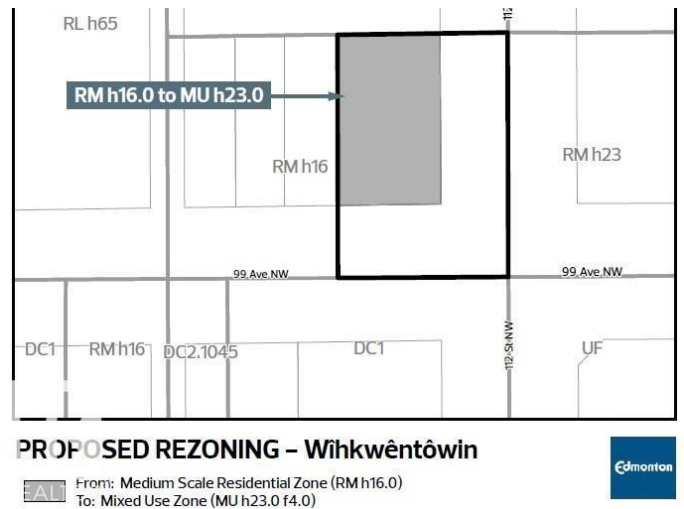


Essential Information

MLS® #	E4453280
Price	\$1,100,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	11202/11204 99 Avenue
Area	Edmonton
Subdivision	Wāhkwāntāwin



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2M2

Additional Information

Date Listed	August 15th, 2025
Days on Market	8
Zoning	Zone 12

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Listing information last updated on August 23rd, 2025 at 2:47pm MDT