

## \$330,000 - 11011 109 Street, Edmonton

MLS® #E4427238

**\$330,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

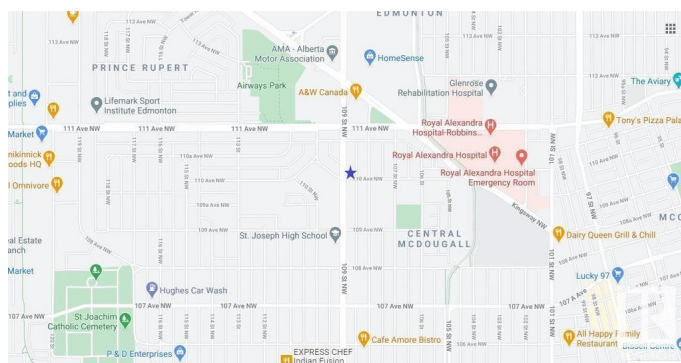
REDEVELOPMENT ALERT in Central McDougall! 50'140' Lot Medium Scale Residential RM H16 zoning, right on 109 Street. Option for 3 Lots Side x Side for a total frontage of 150'x140' HUGE potential for a low rise apartment building, 4plexes or skinnies – 24 units minimum! Great potential for CMHC MLI products in this location. This location is excellent for future redevelopment, close to amenities, public transit, LRT, NAIT, minutes from downtown & on a street where other redevelopment is already happening & more being planned all the time. Take advantage of the City encouraging higher density & development & secure your next project! Neighbouring lots 11015-109 St & 11021-109 St also for sale

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4427238        |
| Price     | \$330,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                  |
|---------|------------------|
| Address | 11011 109 Street |
|---------|------------------|



|             |                   |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 2V8           |

## Exterior

Exterior Features    Back Lane, See Remarks

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 85               |
| Zoning         | Zone 08          |

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Listing information last updated on June 17th, 2025 at 7:17am MDT