

\$449,000 - 11305 108 Avenue, Edmonton

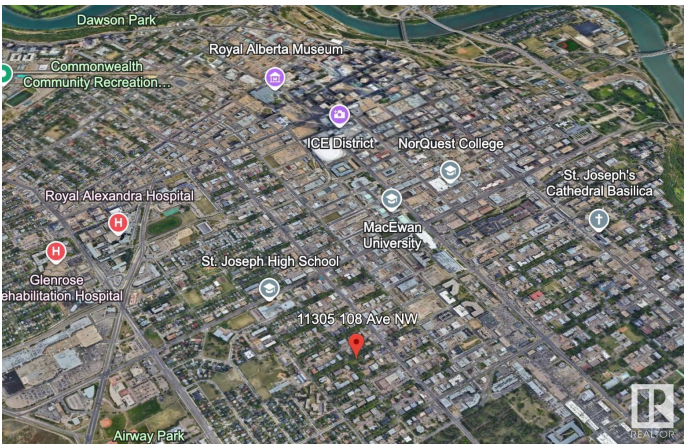
MLS® #E4431867

\$449,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Great opportunity to transform the existing site into a new multi-family dwelling of your choice. With the new zoning by-law passed by the City of Edmonton, the possibilities here are endless. Located very close to trendy 124 street. With the new zoning bylaw, this location becomes RM - Medium Scale Residential. In this particular instance the zoning modifier of H16 means that any development is 16 meters high maximum and that translates into a 4 story building. This zone also allows commercial uses at the ground floor of residential buildings to encourage mixed use development and to provide local services to the neighbourhood.



4. Site and Building Regulations

4.1. Maximum Height, maximum Floor Area Ratio and minimum Density must comply with Table 4.1:

4.1. Maximum Height, Maximum Floor Area Ratio and Minimum Density				
Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio	Minimum Density
4.1.1.	h16.0	16.0 m	2.3	45 Dwellings/ha
4.1.2.	h23.0	23.0 m	3.0	75 Dwellings/ha
4.1.3.	h28.0	28.0 m	3.8	90 Dwellings/ha



Essential Information

MLS® #	E4431867
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	11305 108 Avenue
Area	Edmonton

Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1B5

Exterior

Exterior Features	Flat Site, Level Land, Public Transportation, Schools, View City, View Downtown
-------------------	---

Additional Information

Date Listed	April 18th, 2025
Days on Market	79
Zoning	Zone 08

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 July 6th, 2025 at 6:32pm MDT