

## **\$648,000 - 10909 79 Avenue, Edmonton**

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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	51
Zoning	Zone 15

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Listing information last updated on April 20th, 2025 at 4:02am MDT