

## \$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
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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 4:02am MDT