

\$449,000 - 11305 108 Avenue, Edmonton

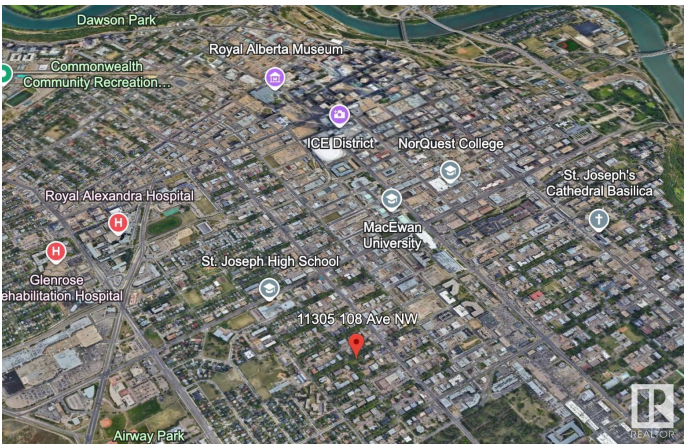
MLS® #E4431867

\$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 | 2 |
| Zoning | Zone 08 |

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Listing information last updated on April 20th, 2025 at 12:17pm MDT