

\$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 hight 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.

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 |



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 |



| | |
|-------------|-----------------|
| 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 4:02pm MDT