$315,000 - 11222 101 Street, Edmonton

MLS® #E4440844

$315,000
0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

RARE INFILL OPPORTUNITY IN EDMONTONâ€™S VIBRANT CENTRAL CORE! Located in the up-and-coming community of SPRUCE AVENUE, this VACANT LOT offers incredible potential for investors, builders, or anyone looking to build their DREAM HOME. Measuring an impressive 50' x 150', this oversized lot is perfect for skinny homes, duplex, or a 4plex up to 8 units with 4 single garages. Prime location just minutes from NAIT, the Royal Alexandra Hospital, Kingsway Mall, LRT STATION, and downtownâ€"with easy access to major routes. Mature trees, a walkable neighborhood, and new development all around make this an ideal opportunity to BUILD or INVEST in a GROWING, TRANSFORMING AREA. Opportunities like this are RAREâ€"especially on a LOT THIS SIZE. Donâ€™t miss out!

Essential Information

MLS® #	E4440844
Price	$315,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	11222 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A5

Exterior

Exterior Features	Back Lane, Level Land, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

Additional Information

Date Listed	June 6th, 2025
Days on Market	12
Zoning	Zone 08