# \$469,995 - 1 10618 115 Street, Edmonton

MLS® #E4437038

#### \$469,995

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Strategically located in a rapidly growing neighbourhood, this lot offers exceptional accessibility and strong appeal for multifamily development - zoned for a 30-unit, up to 6 storey multifamily apartment. Just minutes from transit lines and commercial corridors, the site ensures easy commutes and high visibility. The surrounding area features a blend of residential communities, schools/Grant MacEwan, shopping centers, and parks, ideal for attracting long-term tenants. Future residents will benefit from proximity to employment hubs, medical facilities, and lifestyle amenities, while developers will appreciate the area's stable market rents andrising property values. With ongoing infrastructure improvements and nearby new construction, this location is part of a thriving, upward-trending zone. Whether targeting young professionals, families, or downsizers, the neighborhood's demographics support various unit mixes. This is a rare opportunity to build in a location that balances convenience and livability.





#### **Essential Information**

MLS® # E4437038 Price \$469,995

Bathrooms 0.00

Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 1 10618 115 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3K8

## **Exterior**

Exterior Features Back Lane, Schools, View Downtown, See Remarks

### **Additional Information**

Date Listed May 16th, 2025

Days on Market 57

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 9:17am MDT