

## \$350,000 - 10204 123 Avenue, Edmonton

MLS® #E4431868

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Rare 44' x 150' corner lot in the NAIT area. You could comfortably fit a 4-unit townhouse + garage suite on this lot and qualify for the CMHC MLI Select Program. The existing house condition is good enough for holding and mortgage purposes. Tremendous potential and unbeatable value.

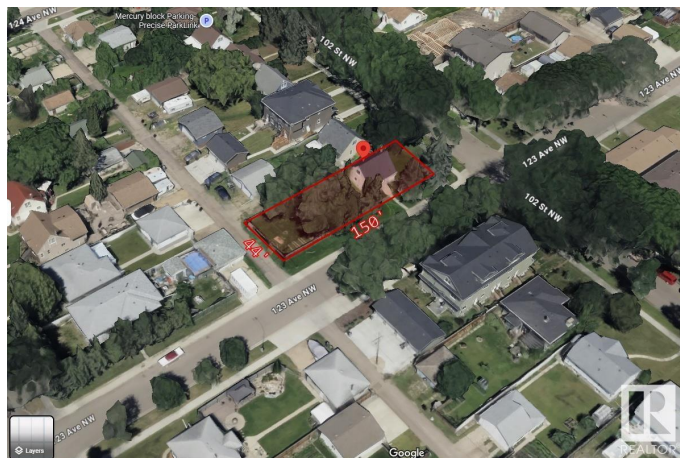
### Essential Information

|           |                   |
|-----------|-------------------|
| MLS® #    | E4431868          |
| Price     | \$350,000         |
| Bathrooms | 0.00              |
| Acres     | 0.00              |
| Type      | Single Family     |
| Sub-Type  | Vacant Lot/Land   |
| Style     | 1 and Half Storey |
| Status    | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10204 123 Avenue    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 0V6             |

### Exterior



### PROPOSED DESIGN



Exterior Features    Corner Lot, Flat Site

**Additional Information**

Date Listed                April 18th, 2025

Days on Market        12

Zoning                    Zone 08

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Listing information last updated on April 30th, 2025 at 7:02pm MDT