# \$489,995 - 1 10618 115 Street, Edmonton

MLS® #E4437038

#### \$489,995

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 multifamily apartment. Positioned 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 areaâ€<sup>™</sup>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	\$489,995
Bathrooms	0.00

Acres	0.00
Туре	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 ListedMay 16th, 2025Days on Market31ZoningZone 08

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Listing information last updated on June 16th, 2025 at 11:32am MDT