

\$449,000 - 11305 108 Avenue, Edmonton

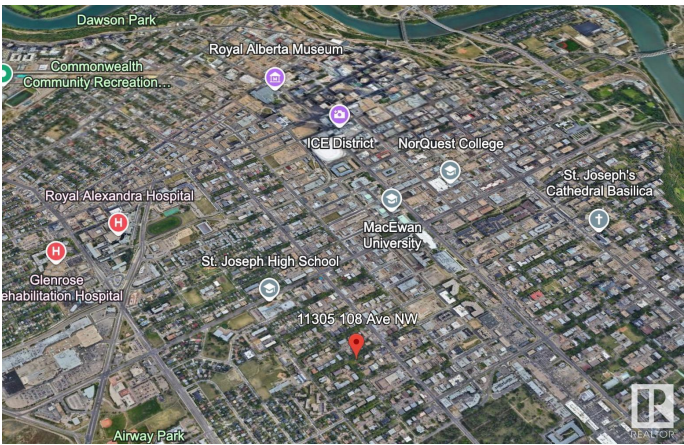
MLS® #E4451148

\$449,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Exceptional redevelopment opportunity in one of Edmonton’s most vibrant areas! This property offers the chance to transform the existing site into a multi-family dwelling tailored to your vision. With the City of Edmonton’s newly passed zoning bylaw, the site is now classified as RM “Medium Scale Residential, opening the door to a variety of possibilities. The H16 zoning modifier permits development up to 16 metres in height (approximately four storeys), providing ample room for a modern multi-unit design. Additionally, the RM zone encourages mixed-use projects, allowing for commercial spaces on the ground floor—perfect for neighbourhood services or trendy retail. Located just steps from 124 Street, one of Edmonton’s most desirable lifestyle corridors, this site combines unbeatable accessibility with incredible potential for both residential and commercial appeal.



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



Essential Information

MLS® #	E4451148
Price	\$449,000
Lease Rate	\$18
Bathrooms	0.00
Acres	0.00
Type	Single Family

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	11305 108 Avenue
Area	Edmonton
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	August 4th, 2025
Days on Market	67
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 October 10th, 2025 at 3:47am MDT