

\$1,100,000 - 11202/11204 99 Avenue, Edmonton

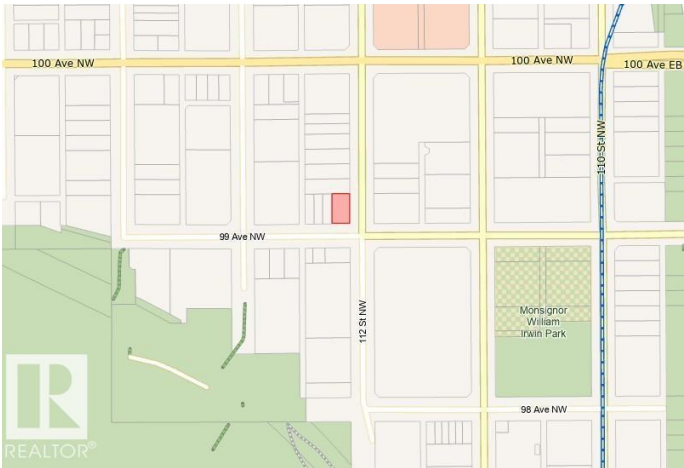
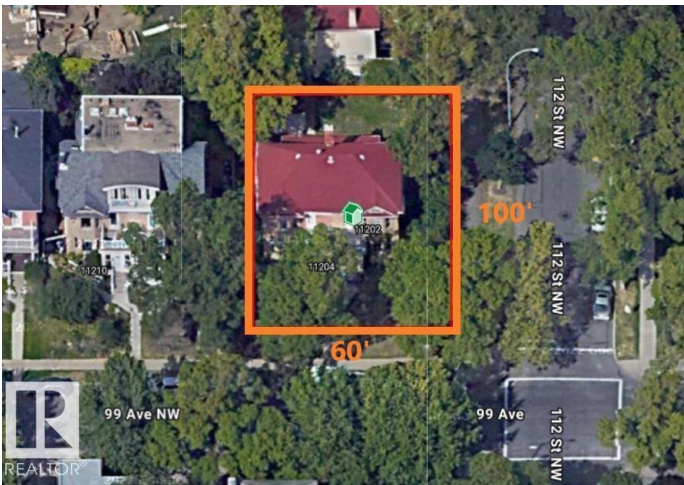
MLS® #E4453280

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Situated on a lovely tree lined street in the heart of Downtown, this 100' x 60' CORNER LOT lends itself to many Residential, Commercial, & Community development possibilities. Currently zoned Medium Scale Residential (RM h16), however new proposed zoning for Mixed Use (MU h23) has been applied for and is awaiting approval. Only 1 block to the River Valley trails, 2 blocks to LRT, 2 blocks to Jasper Ave. Surrounded by historic homes and new development, maintaining charm and bringing vitality to the area. A superb opportunity to bring your vision to life! *Current home on lot will soon be demolished, no access.

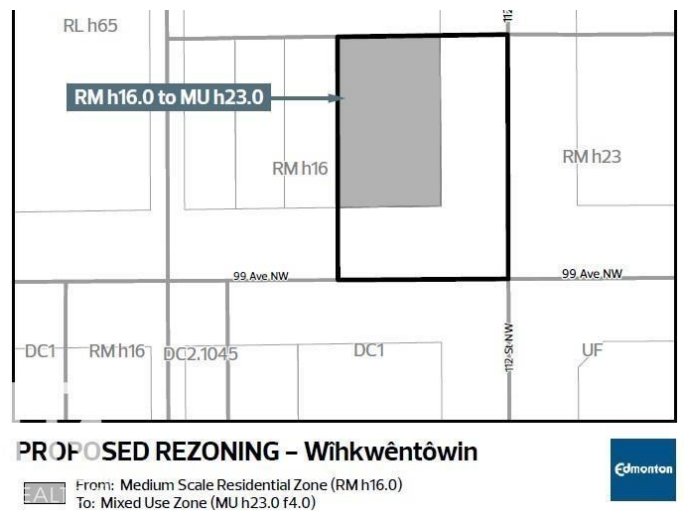


Essential Information

MLS® #	E4453280
Price	\$1,100,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	11202/11204 99 Avenue
Area	Edmonton
Subdivision	Wāhkwāntāwin



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2M2

Additional Information

Date Listed	August 15th, 2025
Days on Market	24
Zoning	Zone 12

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 September 8th, 2025 at 8:17am MDT