\$315,000 - 11222 101 Street, Edmonton

MLS® #E4440844

\$315,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

RARE INFILL OPPORTUNITY IN EDMONTON'S VIBRANT CENTRAL CORE! Located in the up-and-coming community of SPRUCE AVENUE, this VACANT LOT offers incredible potential for investors, builders, or anyone looking to build their DREAM HOME. Measuring an impressive 50' x 150', this oversized lot is perfect for skinny homes, duplex, or a 4plex up to 8 units with 4 single garages. Prime location just minutes from NAIT, the Royal Alexandra Hospital, Kingsway Mall, LRT STATION, and downtownâ€"with easy access to major routes. Mature trees, a walkable neighborhood, and new development all around make this an ideal opportunity to BUILD or INVEST in a GROWING, TRANSFORMING AREA. Opportunities like this are RAREâ€"especially on a LOT THIS SIZE. Don't miss out!

Essential Information

MLS® # E4440844 Price \$315,000

Bathrooms 0.00 Acres 0.00

Type Single Family Sub-Type Vacant Lot/Land

Status Active







Community Information

Address 11222 101 Street

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2A5

Exterior

Exterior Features Back Lane, Level Land, Public Transportation, Schools, Shopping

Nearby, Subdividable Lot

Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 08

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Listing information last updated on June 16th, 2025 at 5:02pm MDT