

# \$449,000 - 11305 108 Avenue, Edmonton

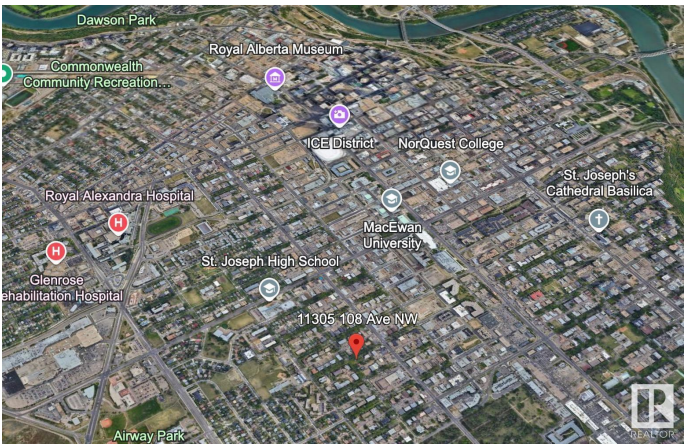
MLS® #E4431867

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Great opportunity to transform the existing site into a new multi-family dwelling of your choice. With the new zoning by-law passed by the City of Edmonton, the possibilities here are endless. Located very close to trendy 124 street. With the new zoning bylaw, this location becomes RM - Medium Scale Residential. In this particular instance the zoning modifier of H16 means that any development is 16 meters high maximum and that translates into a 4 story building. This zone also allows commercial uses at the ground floor of residential buildings to encourage mixed use development and to provide local services to the neighbourhood.



### 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® #	E4431867
Price	\$449,000
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	April 18th, 2025
Days on Market	18
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 May 6th, 2025 at 6:02am MDT