# \$926,175 - 5203-5209 101a Avenue, Edmonton

MLS® #E4420274

#### \$926,175

0 Bedroom, 1.00 Bathroom, Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

**INVESTORS & BUILDERS! Incredible** development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) Total Lot dimensions: 154ft wide x 119ft deep. Perfect for multi-residential, dream homes, duplexes, townhouses, basement suites, garage/garden suites, or a multi-family infill. Two existing bungalows with garages and month-to-month renters offer immediate cash flow while you plan your project. Ideally located minutes from downtown, within walking distance to Capilano Mall, and close to Gold Bar Park, river valley trails, Rundle Park, and Hardisty Fitness Centre. Top schools like Hardisty, McEwan, and King's College add to its appeal. A prime opportunity in a thriving, well-connected communityâ€"don't miss your chance to invest in Fulton Place! To be sold with adjacent lot 5211 101A Ave for \$1,325,000.

### **Essential Information**

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Price \$926,175

Bathrooms 1.00

Full Baths 1

Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land







Status Active

## **Community Information**

Address 5203-5209 101a Avenue

Area Edmonton
Subdivision Fulton Place
City Edmonton
County ALBERTA

Province AB

Postal Code T6A 0L7

#### **Amenities**

Parking Double Garage Detached

Interior

Heating Natural Gas

#### **Exterior**

Exterior Features Back Lane, Fenced, Landscaped, Public Swimming Pool, Public

Transportation, Schools

### **School Information**

Elementary Hardisty School
Middle Hardisty School
High McNally School

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 133

Zoning Zone 19

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