

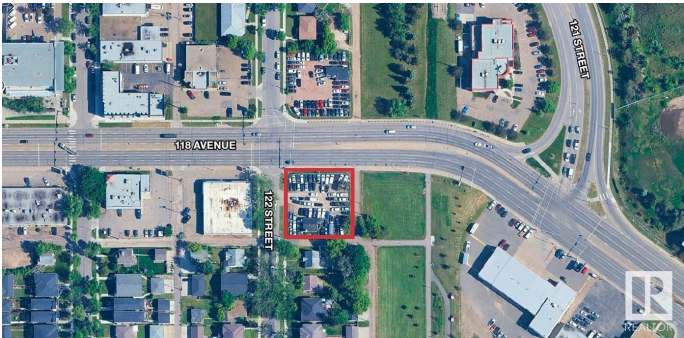
# \$999,000 - 11745 11757 122 Street, Edmonton

MLS® #E4446507

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB



This combined infill parcel offers an excellent opportunity for mid-rise residential or mixed-use development in Edmonton’s revitalizing Inglewood neighbourhood. Zoned MU h16 f3.5 cf, the site permits up to 3.5 times Floor Area Ratio (FAR) and a maximum building height of 16 metres, supporting a 4-storey wood-frame construction with ground-floor commercial space and multiple levels of residential above. Located on a prominent corner lot fronting 118 Avenue and 122 Street, and backing onto the Inglewood Dog Park Greenway and near the Inglewood Rocket-ship park, this site offers strong urban exposure and aligns with the City’s corridor redevelopment goals, with future potential for increased density through rezoning.

Built in 1951

## Essential Information

MLS® #	E4446507
Price	\$999,000
Bathrooms	0.00
Acres	0.00
Year Built	1951
Type	Land Commercial
Status	Active

**Community Information**

Address	11745 11757 122 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0B6

**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	14
Zoning	Zone 07

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Listing information last updated on July 21st, 2025 at 5:02am MDT