

# \$700,000 - 11446 94 Street, Edmonton

MLS® #E4454276

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Alberta Avenue, Edmonton, AB

INVESTORS ALERT! Your opportunity to own 2 consecutive lots ON A CORNER in the redeveloping area of Alberta Avenue! This 2-lot parcel consists of approximately 7920 SqFT. Recently rezoned to RMh23, the seller already has approved development permits from the city of Edmonton. Plans are complete - Once building permit is obtained, this project is ready for shovels in the ground. The proposed development includes a 5-storey mixed-use building with a medical clinic and pharmacy on the main floor, plus 36 residential units designed for senior housing. Plans also feature a beautiful roof top patio for residents to enjoy. This is a great central location close to public transit, shopping, restaurants, schools and more. Perfect opportunity for investors looking for a ready-to-go project with major potential! Building plans would be Eligible for the CMHC MLI Select Program



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4454276        |
| Price     | \$700,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11446 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1H4         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 55                |
| Zoning         | Zone 05           |

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Listing information last updated on October 15th, 2025 at 10:47pm MDT