

# \$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.

## 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         |



### 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 |



|             |                 |
|-------------|-----------------|
| 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 | 77               |
| 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 July 4th, 2025 at 4:03pm MDT