

\$4,800,000 - 7907 86 Avenue, Edmonton

MLS® #E4450239

\$4,800,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Idylwylde, Edmonton, AB

REDEVELOPMENT/CHURCH

OPPORTUNITY – ±53,000 SF LAND + ±18,066 SF BLDG Spanning ±53,000 SF over 7 titled lots, this centrally located land assembly includes a ±18,066 SF church (±5,973 SF basement, ±9,033 SF main, ±3,060 SF upper). Zoned RS, permits up to 65 townhouse units, with strong potential for greater density through rezoning due to proximity to Bonnie Doon LRT and alignment with the City's intensification objectives. Ideal for developers pursuing infill or buyers seeking to repurpose or continue church/institutional use. Rare chance in a coveted, transit-oriented area with potential for long-term upside.

Built in 1978

Essential Information

MLS® #	E4450239
Price	\$4,800,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Multi-Family Commercial
Status	Active

Community Information

Address 7907 86 Avenue



Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1J2

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	July 29th, 2025
Days on Market	65
Zoning	Zone 18

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 October 2nd, 2025 at 7:02am MDT