

Courtesy Of David Lofthaug Of Bode

# \$469,995 - 1 10618 115 Street, Edmonton

MLS® #E4437038

**\$469,995**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Strategically located in a rapidly growing neighbourhood, this lot offers exceptional accessibility and strong appeal for multifamily development - zoned for a 30-unit, up to 6 storey multifamily apartment. Just minutes from transit lines and commercial corridors, the site ensures easy commutes and high visibility. The surrounding area features a blend of residential communities, schools/Grant MacEwan, shopping centers, and parks, ideal for attracting long-term tenants. Future residents will benefit from proximity to employment hubs, medical facilities, and lifestyle amenities, while developers will appreciate the area's stable market rents and rising property values. With ongoing infrastructure improvements and nearby new construction, this location is part of a thriving, upward-trending zone. Whether targeting young professionals, families, or downsizers, the neighborhood's demographics support various unit mixes. This is a rare opportunity to build in a location that balances convenience and livability.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437038  |
| Price     | \$469,995 |
| Bathrooms | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1 10618 115 Street |
| Area        | Edmonton           |
| Subdivision | Queen Mary Park    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 3K8            |

### Exterior

Exterior Features    Back Lane, Schools, View Downtown, See Remarks

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 96             |
| 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 August 20th, 2025 at 2:02am MDT