

# \$1,500,000 - 11223 99 Avenue, Edmonton

MLS® #E4445453

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

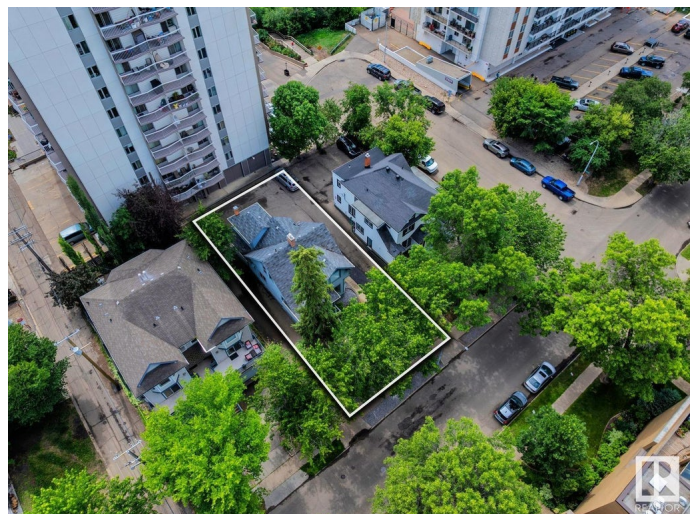
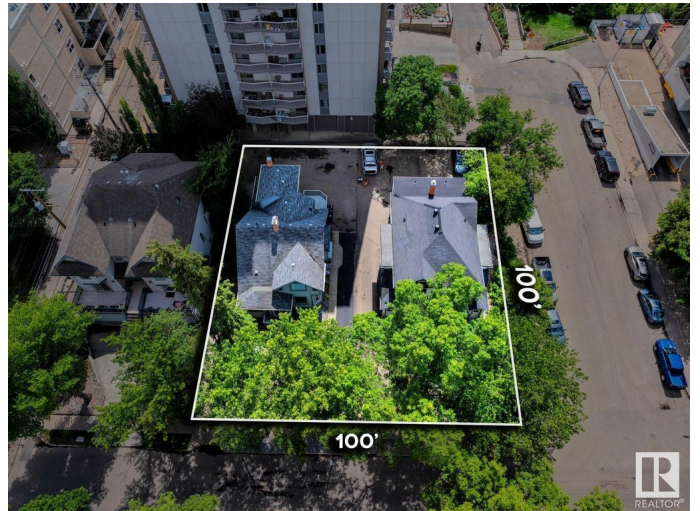
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50â€™x100' property in combination with 11229 99 AV NW (SEPARATE LISTING) for a total of 100â€™ x 100â€™ (10,000 sq.ft) of prime redevelopment space under the Cityâ€™s new zoning bylaws. Capitalize on spectacular River Valley views. Both properties are currently rented until you are ready to redevelop this spectacular parcel!

## Essential Information

MLS® #	E4445453
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	11223 99 Avenue
Area	Edmonton
Subdivision	Wāhkwāntāwin
City	Edmonton
County	ALBERTA
Province	AB



Postal Code            T5K 0G9

**Exterior**

Exterior Features    Corner Lot, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Subdividable Lot, View City, View Downtown

**Additional Information**

Date Listed            July 3rd, 2025

Days on Market       22

Zoning                 Zone 12

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 24th, 2025 at 9:35pm MDT