

# \$1,100,000 - 11202 99 Avenue, Edmonton

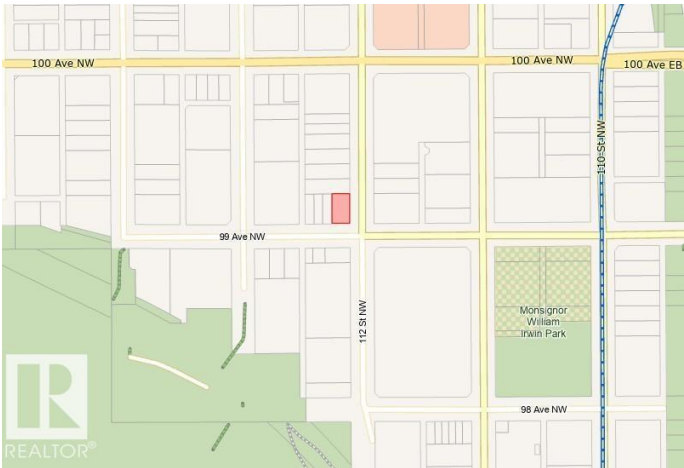
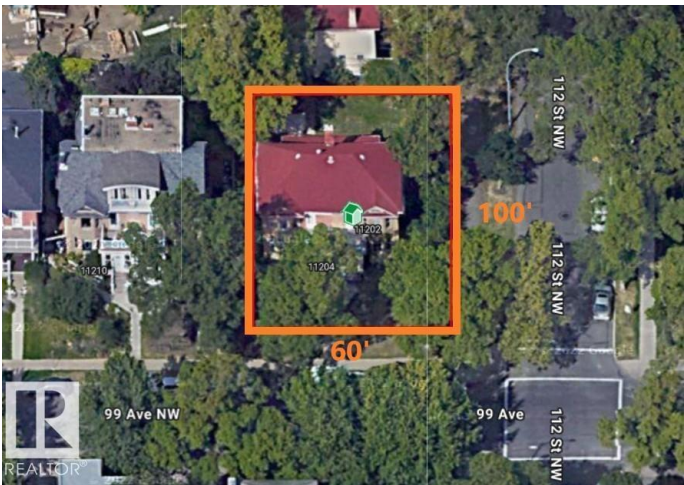
MLS® #E4453280

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Wā@hkwāntāwin, Edmonton, AB

Situated on a lovely tree lined street in the heart of Downtown, this 100â€™™ x 60â€™™ CORNER LOT lends itself to many Residential, Commercial, & Community development possibilities. Currently zoned Medium Scale Residential (RM h16), however new proposed zoning for Mixed Use (MU h23) has been applied for and is awaiting approval. Only 1 block to the River Valley trails, 2 blocks to LRT, 2 blocks to Jasper Ave. Surrounded by historic homes and new development, maintaining charm and bringing vitality to the area. A superb opportunity to bring your vision to life! \*Current home on lot will soon be demolished, no access.

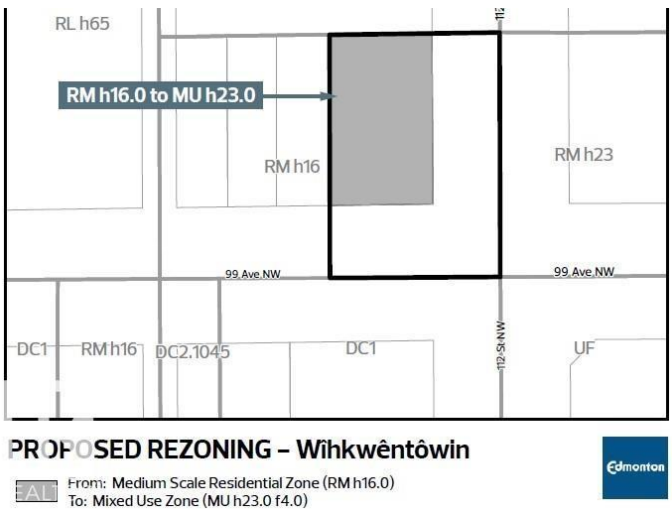


## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4453280        |
| Price     | \$1,100,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11202 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Wā@hkwāntāwin   |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5K 2M2  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 12           |

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Listing information last updated on August 21st, 2025 at 12:32pm MDT