

## \$470,000 - 10903 79 Avenue, Edmonton

---

MLS® #E4440100

**\$470,000**

1 Bedroom, 0.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

DEVELOPERS/INVESTORS ALERT!! A rare & fantastic multi-family/commercial redevelopment opportunity in a PRIME and MUCH DESIRABLE UNIVERSITY GARNEAU neighbourhood. Subject property is part of a PARCEL OF LAND consisting of 2 adjacent lots for a total size of 8500 sq. Easy access to university campus, city centre, Whyte Avenue/Old Scona major shopping and entertainment districts, river valley trails & recreational amenities and more. Explore the high value potential of this exceptional commercial and residential mixed development site. Truly a PERFECT INVESTMENT OPPORTUNITY IN ONE OF EDMONTON'S MOST SOUGHT AFTER LOCATION.

Built in 1938

### Essential Information

MLS® #	E4440100
Price	\$470,000
Bedrooms	1
Bathrooms	0.00
Square Footage	700
Acres	0.00
Year Built	1938
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10903 79 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P1

### Amenities

Amenities	See Remarks
Parking	No Garage

### Interior

Appliances	None
Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Flat Site
Roof	Unknown
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	5
Zoning	Zone 15

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 June 7th, 2025 at 11:32pm MDT