# \$549,000 - 10727 113 Street, Edmonton

MLS® #E4435609

### \$549,000

3 Bedroom, 1.00 Bathroom, 1,076 sqft Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

50'x150' RM H16 Medium Scale Residential zoned lot in Queen Mary Park. Great potential for CMHC MLI - 4plex w/ legal basement suites, 2 skinnies, lots of opportunities to maximize your investment. This location is excellent for future redevelopment, close to amenities, public transit, LRT, minutes from downtown & in a neighbourhood where other redevelopment is already happening & more being planned all the time. Take advantage of the City encouraging higher density & development & secure your next project!

Built in 1927

#### **Essential Information**

MLS® # E4435609

Price \$549,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,076 Acres 0.00

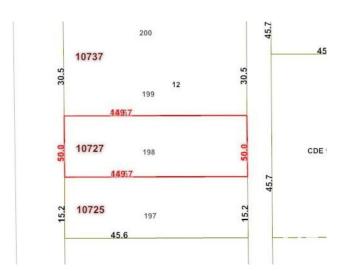
Year Built 1927

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active







## **Community Information**

Address 10727 113 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3H9

#### **Amenities**

Amenities See Remarks

Parking Single Garage Detached

#### Interior

Appliances None

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick

Exterior Features Back Lane, Fenced, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Subdividable Lot, View City

Roof Asphalt Shingles

Construction Wood, Brick

Foundation Concrete Perimeter

#### **School Information**

Elementary John A. McDougall

Middle Westmount

High Inner City High

#### Additional Information

Date Listed May 9th, 2025

Days on Market 12

Zoning Zone 08

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