

# \$1,200,000 - 10603 108 Avenue, Edmonton

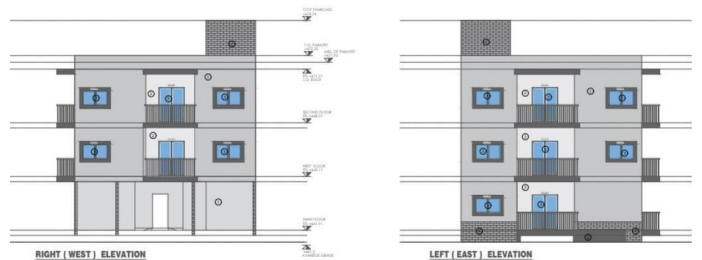
MLS® #E4426970

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Central Mcdougall, Edmonton, AB

Prime Development & Investment Opportunity!  
This exceptional property offers a rare chance to develop a 20-unit, 3-storey apartment building, with a development permit and plans to be providedâ€”perfect for investors and developers looking for their next big project! Currently, the well-maintained lot features six spacious suitesâ€”five 1-bedroom units and one 2-bedroom unitâ€”generating immediate rental income. Ideally situated just one block from the LRT and Royal Alexandra Hospital, it ensures unbeatable convenience. Plus, with walking access to Grant MacEwan University, Rogers Place, and the lively Ice District, this location is primed for strong tenant demand and future growth!



Built in 1961

## Essential Information

MLS® #	E4426970
Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1961
Type	Multi-Family Commercial
Status	Active

## Community Information

Address 10603 108 Avenue

Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1B2

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	34
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 April 24th, 2025 at 9:32am MDT