

\$394,900 - 10827 111 Street, Edmonton

MLS® #E4465242

\$394,900

3 Bedroom, 2.00 Bathroom, 1,531 sqft
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

A rare and strategic 50' x 150' lot is now available in the highly desirable Queen Mary Park neighborhood. This property presents an exceptional opportunity for investors and builders to capitalize on the area's strong growth trajectory. The lot is zoned RMH-16, formally known as the RF6 (Medium Density Multiple Family) Zone, which is also equivalent to the RA7 (Low-Rise Apartment) Zone. This zoning is ideally suited for a multi-family redevelopment project, supporting increased density and diverse housing forms. Strategically positioned amidst several successful redevelopment projects, the area is undergoing a notable transformation, signaling significant potential for property value appreciation. The City of Edmonton's clear policy direction encourages higher-density, infill development, making this the ideal time to secure a prime lot for your next project.

Built in 1946

Essential Information

MLS® #	E4465242
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,531



Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	10827 111 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3G5

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	None, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 9th, 2025
Days on Market	11
Zoning	Zone 08

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Listing information last updated on November 20th, 2025 at 12:02pm MST