

\$315,000 - 11222 101 Street, Edmonton

MLS® #E4440844

\$315,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

RARE INFILL OPPORTUNITY IN EDMONTON'S VIBRANT CENTRAL CORE! Located in the up-and-coming community of SPRUCE AVENUE, this VACANT LOT offers incredible potential for investors, builders, or anyone looking to build their DREAM HOME. Measuring an impressive 50' x 150', this oversized lot is perfect for skinny homes, duplex, or a 4plex up to 8 units with 4 single garages. Prime location just minutes from NAIT, the Royal Alexandra Hospital, Kingsway Mall, LRT STATION, and downtown—with easy access to major routes. Mature trees, a walkable neighborhood, and new development all around make this an ideal opportunity to BUILD or INVEST in a GROWING, TRANSFORMING AREA. Opportunities like this are RARE—especially on a LOT THIS SIZE. Don't miss out!

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4440844 |
| Price | \$315,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |



Community Information

| | |
|-------------|------------------|
| Address | 11222 101 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2A5 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Back Lane, Level Land, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
|-------------------|--|

Additional Information

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|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 08 |

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Listing information last updated on June 17th, 2025 at 4:17pm MDT