

## \$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	91
Zoning	Zone 08

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