

## \$400,000 - 21123 108 Avenue, Edmonton

---

MLS® #E4439430

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Winterburn Industrial Area East, Edmonton,  
AB

"Civil Enforcement Sale" property only for sale in this Commercial Condo being sold and to be accepted by buyer "Sight Unseen, Where-Is, As-Is". The property is purported to roughly 3400 square feet with a 2nd floor mezzanine that has 2 offices. Currently operated as a mechanic shop and condo fee's are estimated at roughly \$350/mth. Seller makes no warranties or representations on any details provided. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 1978

### Essential Information

MLS® #	E4439430
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active



**Community Information**

Address	21123 108 Avenue
Area	Edmonton
Subdivision	Winterburn Industrial Area East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1X3

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	Zone 59



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 June 15th, 2025 at 9:31am MDT

