

Courtesy Of Michael A Pavone Of RE/MAX Elite

# \$1,829,000 - 12703 134 Avenue, Edmonton

MLS® #E4446738

**\$1,829,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

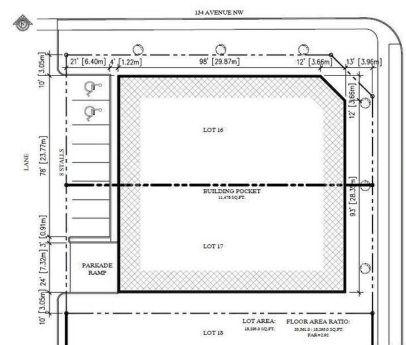
Wellington, Edmonton, AB

GREAT SITE FOR CMHC MLI SELECT DEVELOPMENT. Welcome to the CORNER LOT of 12703 134 Ave. THIS PROPERTY BOASTS 1700 sq/m, ZONED RM h16 with FAR 2.3. Measuring Approximately 125' x 141'. This property presents a unique development opportunity. Property could be used for a VARIETY OF COMMERCIAL USES INCLUDING DAYCARE. Existing zoning ALSO ALLOWS MIXED USE DEVELOPMENT WITH COMMERCIAL ON THE MAIN, AND UPTO 4 STORIES RESIDENTIAL ABOVE. A SINGLE FAMILY HOME and SIDE/SIDE DUPLEX WITH LEASES provide holding income of \$7600. The single family home includes a convenient, non permitted basement suite, adding versatility and additional living space. Plus, with the inclusion of a large double-car garage, parking and storage needs are comfortably met. Duplex is 1144 sq.ft/side. One side has a basement suite, just needs a kitchen. Three bedrooms, one bathroom, and upstairs laundry room on both sides. Fantastic Redevelopment opportunity!

Built in 1959

## Essential Information

MLS® #                    E4446738  
Price                     \$1,829,000



SITE PLAN  
SCALE 1"=40'



Bathrooms	0.00
Acres	0.00
Year Built	1959
Type	Land Commercial
Status	Active

### **Community Information**

Address	12703 134 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3V3

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	Zone 01

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Listing information last updated on July 12th, 2025 at 11:48am MDT