# \$1,100,000 - 10819 138 Street, Edmonton

MLS® #E4424225

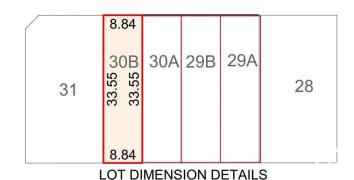
## \$1,100,000

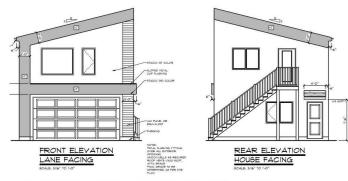
3 Bedroom, 2.00 Bathroom, 1,592 sqft Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Prime Development Opportunity in North Glenora! 119 ft Frontage â€" Subdivision and House Plans Ready to Go! Located in the highly sought-after neighborhood of North Glenora, these 119 foot wide DOUBLE lots presents an incredible opportunity for developers. The sale includes a complete set of architectural drawings, site plans, and everything needed to submit directly to the city for approval. Key Features: • Subdivision Plans: Lots are ready to be split into FOUR 29 ft wide lots. • 12 Potential Units: Each lot features plans for a house, basement suite, and garage suite, offering a total of 12 potential living units. • Prime Location: North Glenora is known for its vibrant community, making this an ideal spot for new Luxury homes. • Ready for Submission: All necessary drawings and plans are included and ready for submission to the city, saving you valuable time on the planning process. This is an exceptional investment opportunity for anyone looking to capitalize on such a desirable area







**GARAGE SUITE PLAN** 

Built in 1953

#### **Essential Information**

MLS® # E4424225 Price \$1,100,000

Bedrooms 3

Bathrooms 2.00 Full Baths 2

Square Footage 1,592 Acres 0.00 Year Built 1953

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 10819 138 Street

Area Edmonton

Subdivision North Glenora

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 1P1

#### **Amenities**

Amenities See Remarks

Parking Single Garage Detached

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

## **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 March 6th, 2025

Days on Market 55

Zoning Zone 07

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Listing information last updated on April 30th, 2025 at 8:02pm MDT