

# \$550,000 - 10823 138 Street, Edmonton

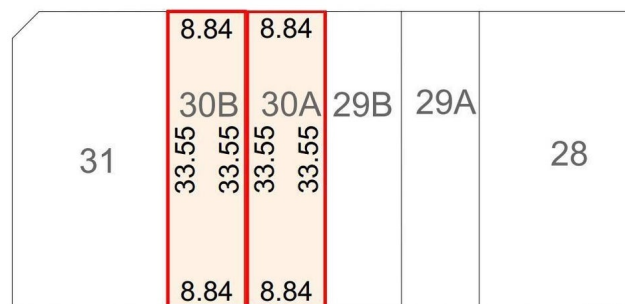
MLS® #E4424221

**\$550,000**

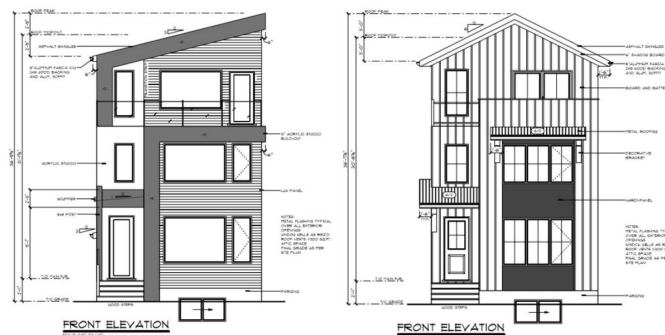
0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Prime Development Opportunity in North Glenora! 59 ft Frontage "Subdivision and House Plans Ready to Go! Located in the highly sought-after neighborhood of North Glenora, this 59-foot wide lot 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: Lot is ready to be split into TWO 29 ft wide lots. " SIX Potential Units: Each lot is designed for a house, basement suite, and garage suite, offering a total of SIX potential units. " Prime Location: North Glenora is known for its vibrant community, making this an ideal spot for new homes with rental opportunities. " Ready for Submission: All necessary drawings and plans are included and ready for submission to the city, saving you valuable time on the approval process. This is an exceptional investment opportunity for anyone looking to capitalize on such a desirable area



LOT DIMENSION DETAILS



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424221  |
| Price      | \$550,000 |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10823 138 Street |
| Area        | Edmonton         |
| Subdivision | North Glenora    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1P1          |

### **Amenities**

|         |                        |
|---------|------------------------|
| Parking | Single Garage Detached |
|---------|------------------------|

### **Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, See Remarks |
|-------------------|--|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 07         |

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Listing information last updated on April 14th, 2025 at 12:47am MDT