

## \$350,000 - 10204 123 Avenue, Edmonton

MLS® #E4431868

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Rare 44' x 150' corner lot in the NAIT area. You could comfortably fit a 4-unit townhouse + garage suite on this lot and qualify for the CMHC MLI Select Program. The existing house condition is good enough for holding and mortgage purposes. Tremendous potential and unbeatable value.

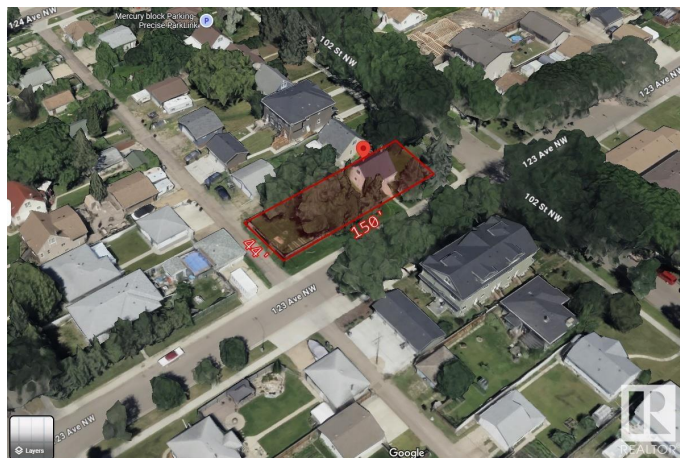
### Essential Information

MLS® #	E4431868
Price	\$350,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	1 and Half Storey
Status	Active

### Community Information

Address	10204 123 Avenue
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0V6

### Exterior



### PROPOSED DESIGN



Exterior Features    Corner Lot, Flat Site

**Additional Information**

Date Listed                April 18th, 2025

Days on Market        11

Zoning                    Zone 08

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 April 29th, 2025 at 10:47am MDT