

# \$279,900 - 10716 131a Avenue, Edmonton

MLS® #E4425334

**\$279,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Attention Builders & Investors! Affordable 51 feet X 133 feet Small-Scale Residential (RS) Lot in Lauderdale – fully cleared and ready for development, No demolition or asbestos abatement costs to worry about. This south-facing, versatile lot offers exceptional investment potential. You can construct a 4-plex with 4 basement suites (8 units total) to maximize revenue. Alternatively, you can subdivide the lot and build two skinny infill homes with basement suites or a side-by-side duplex with two basement suites – ideal for the CMHC MLI Select Program. Plans for the 4-plex (with 4 basement suites) design are available from the seller. The lot is located directly across from a Kindergarten to Grade 12 École Paire-Lacombe School. Within walking distance of Grand Trunk Fitness & Leisure Centre, sports fields, Rosslyn Spray Park, and Al Rashid Mosque. Convenient access to public transportation, Yellowhead Trail, and 97 Street. Don't miss this exceptional development opportunity – act now!



## Essential Information

MLS® #	E4425334
Price	\$279,900
Bathrooms	0.00

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

### **Community Information**

Address	10716 131a Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0X3

### **Exterior**

Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	51' x 133'

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 01

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 March 14th, 2025 at 9:47am MDT