

# \$1,050,000 - 10603 108 Avenue, Edmonton

MLS® #E4436332

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Central Mcdougall, Edmonton, AB

**Prime Development & Investment Opportunity!**

This exceptional property offers a rare chance to develop a 20-unit, 3-storey apartment building, with a development permit and plans to be providedâ€”perfect for investors and developers looking for their next big project! Currently, the well-maintained lot features six spacious suitesâ€”five 1-bedroom units and one 2-bedroom unitâ€”generating immediate rental income. Ideally situated just one block from the LRT and Royal Alexandra Hospital, it ensures unbeatable convenience. Plus, with walking access to Grant MacEwan University, Rogers Place, and the lively Ice District, this location is primed for strong tenant demand and future growth!



Built in 1961

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4436332                |
| Price      | \$1,050,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1961                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

Address 10603 108 Avenue

|             |                   |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 1B2           |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 08        |

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Listing information last updated on June 16th, 2025 at 1:47pm MDT