

\$799,900 - 11739 122 Street, Edmonton

MLS® #E4414623

\$799,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Buy & Build potential up to 4 Story apartment for a 29 units on a RM h16 zoning "CORNER" lot 49.9â€™ * 150â€™(140'). The site is backing to green space and off leash Park. The site location near Canadian tire & Superstore and public transportation to Kingsway mall. Bachelor (2 units), 1-bed (18 units), 2-bed (9 units). 29 units estimated gross income \$528,000. Cap rate 5.25%. The seller is also option to build the completed project on request. The floorplan is for reference purposes only and is not final. The new owner will collaborate with the designer to optimize the potential of the lot. Photo is 3D rendering for illustration purpose only

Built in 1950

Essential Information

| | |
|------------|-----------------|
| MLS® # | E4414623 |
| Price | \$799,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1950 |
| Type | Land Commercial |
| Status | Active |

Community Information

Address 11739 122 Street



| | |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Inglewood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 0B6 |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 25th, 2024 |
| Days on Market | 281 |
| Zoning | Zone 07 |

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 September 2nd, 2025 at 12:17am MDT