# \$549,000 - 10727 113 Street, Edmonton

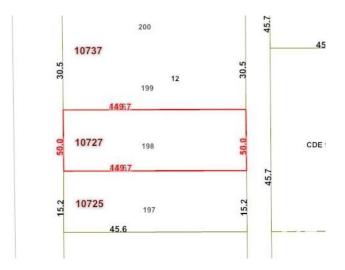
MLS® #E4435609

#### \$549,000

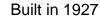
3 Bedroom, 1.00 Bathroom, 1,076 sqft Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

50'x150' RM H16 Medium Scale Residential zoned lot in Queen Mary Park. Great potential for CMHC MLI - 4plex w/ legal basement suites, 2 skinnies, lots of opportunities to maximize your investment. This location is excellent for future redevelopment, close to amenities, public transit, LRT, minutes from downtown & in a neighbourhood where other redevelopment is already happening & more being planned all the time. Take advantage of the City encouraging higher density & development & secure your next project!

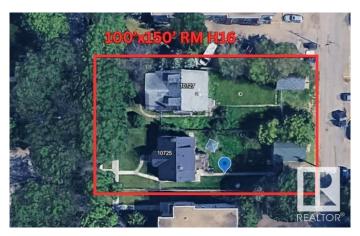






#### **Essential Information**

MLS® #	E4435609
Price	\$549,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1927
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



# **Community Information**

Address	10727 113 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3H9

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

## Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

#### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby, Subdividable Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

# **School Information**

Elementary	John A. McDougall
Middle	Westmount
High	Inner City High

# **Additional Information**

Date Listed	May 9th, 2025
Days on Market	27
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 June 5th, 2025 at 2:02am MDT