

Courtesy Of Peter B Taylor Of MaxWell Progressive

# \$1,100,000 - 10819 138 Street, Edmonton

MLS® #E4424225

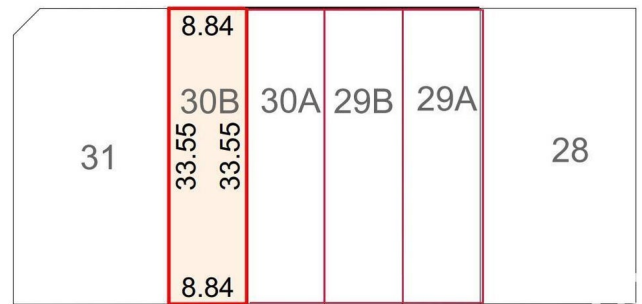
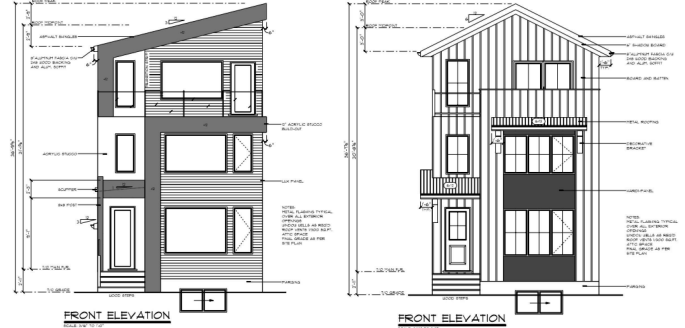
**\$1,100,000**

3 Bedroom, 2.00 Bathroom, 1,592 sqft

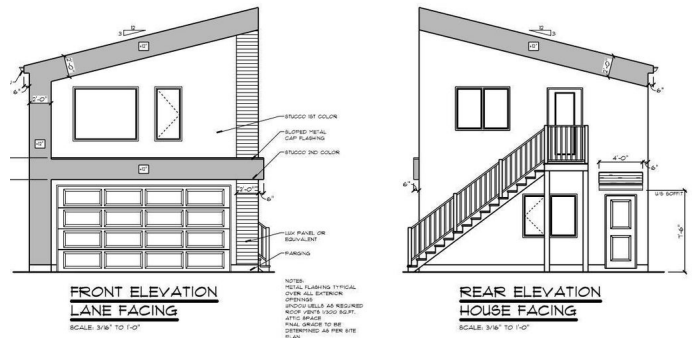
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Prime Development Opportunity in North Glenora! 119 ft Frontage " Subdivision and House Plans Ready to Go! Located in the highly sought-after neighborhood of North Glenora, these 119 foot wide DOUBLE lots presents an incredible opportunity for developers. The sale includes a complete set of architectural drawings, site plans, and everything needed to submit directly to the city for approval. Key Features: " Subdivision Plans: Lots are ready to be split into FOUR 29 ft wide lots. " 12 Potential Units: Each lot features plans for a house, basement suite, and garage suite, offering a total of 12 potential living units. " Prime Location: North Glenora is known for its vibrant community, making this an ideal spot for new Luxury homes. " Ready for Submission: All necessary drawings and plans are included and ready for submission to the city, saving you valuable time on the planning process. This is an exceptional investment opportunity for anyone looking to capitalize on such a desirable area



LOT DIMENSION DETAILS



## GARAGE SUITE PLAN

Built in 1953

### Essential Information

MLS® # E4424225  
Price \$1,100,000  
Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,592                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10819 138 Street |
| Area        | Edmonton         |
| Subdivision | North Glenora    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1P1          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 6th, 2025 |
|-------------|-----------------|

Days on Market 8

Zoning Zone 07

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Listing information last updated on March 14th, 2025 at 4:02am MDT