

# \$324,900 - 11618 & 11620 111 Avenue, Edmonton

MLS® #E4447739

**\$324,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Redevelopment Opportunity in Prince Rupert  
Incredible opportunity to acquire two side by side lots in central Edmonton, totaling approx. 51 ft x 120 ft (6,120 sq ft). Zoned RS (Small Scale Residential Zone), offering flexibility for low-density redevelopment such as single-detached, semi-detached, or garden suite housing (subject to City approval). Ideally located along 111 Avenue in the growing community of Prince Rupert, just minutes to downtown, NAIT, Kingsway Mall, and the Blatchford redevelopment. Excellent transit access and walkability make this an ideal location for infill development or long-term investment. Lots are cleared and ready for your vision. Whether you’re a builder, investor, or future homeowner looking to design a custom home, this land presents strong potential in an established neighbourhood. Buyer to confirm all zoning, development, and servicing details with the City of Edmonton. OPEN TO OFFERS.



## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | E4447739      |
| Price     | \$324,900     |
| Bathrooms | 0.00          |
| Acres     | 0.00          |
| Type      | Single Family |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11618 & 11620 111 Avenue |
| Area        | Edmonton                 |
| Subdivision | Prince Rupert            |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5G 0E1                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
|-------------------|-------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 118             |
| Zoning         | Zone 08         |

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Listing information last updated on November 6th, 2025 at 7:17pm MST