

## \$737,500 - 12318 109a Avenue, Edmonton

MLS® #E4249732

**\$737,500**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Westmount, Edmonton, AB

- Ideal for professional, medical and retail uses
- Transit-oriented property located minutes from downtown - Corner site with prime frontage on 124 Street with exposure to - 14,800 vehicles per day (City of Edmonton - 2018) - Main floor units ranging from 1,475 to 3,133 sq.ft.±; 2nd Floor units ranging from 1,776 sq.ft.± - Modern construction and building amenities - Access to on-site surface parking, on-street parking and underground heated parkade

Built in 2021

### Essential Information

MLS® #	E4249732
Price	\$737,500
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Retail
Status	Active

### Community Information

Address	12318 109a Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5M 0H9

### **Exterior**

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	June 15th, 2021
Days on Market	1554
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 16th, 2025 at 6:02pm MDT