

## \$660,000 - 15430 104 Avenue, Edmonton

MLS® #E4437595

**\$660,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Canora, Edmonton, AB

Amazing Development Opportunity on this corner lot with this stunning 9 unit project that is DP & BP ready. Permits will be transferred over to the new owners. This 4plex with legal basement suites is accompanied by a garage suite to maximize your cashflow. All units are thoughtfully designed to enhance the tenants living experience. Upper units are 3 bedrooms and 1 bedroom basement suites come with their own entrance at the rear. The cherry on top is the garage suite above the 4 single car garage; a private living oasis with no shared walls. Vacant lot, old house has been demolished. It is perfectly located close to transportation, schools/parks, DT, and all your shopping needs.



### Essential Information

MLS® #	E4437595
Price	\$660,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	15430 104 Avenue
---------	------------------

Area	Edmonton
Subdivision	Canora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0R9

## Exterior

Exterior Features    See Remarks

## Additional Information

Date Listed	May 21st, 2025
Days on Market	41
Zoning	Zone 21

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 July 1st, 2025 at 6:02am MDT