

# \$599,000 - 10909 79 Avenue, Edmonton

MLS® #E4459530

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Garneau, Edmonton, AB

A rare & fantastic commercial/ multi family redevelopment opportunity in PRIME and DESIRABLE UNIVERSITY GARNEAU neighborhood. Subject property is part of a parcel of land consisting of adjacent lot for a total size of 8313 SQ. FT., and to be sold together. Current property is occupied and possible rental income potential. Quiet and convenient location with easy access to U of A campus, city centre, Whyte Ave/Old Scona shopping & entertainment districts, river valley recreational amenities & more. Explore the high value potential and capitalize City of Edmonton's 109 Street Corridor Area Redevelopment Plan for this exceptional commercial & residential mixed development site. A PERFECT INVESTMENT OPPORTUNITY IN ONE OF EDMONTON MOST SOUGHT AFTER LOCATION.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4459530        |
| Price     | \$599,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10909 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P1         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 15              |

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 October 4th, 2025 at 6:02am MDT