

# \$449,000 - 11305 108 Avenue, Edmonton

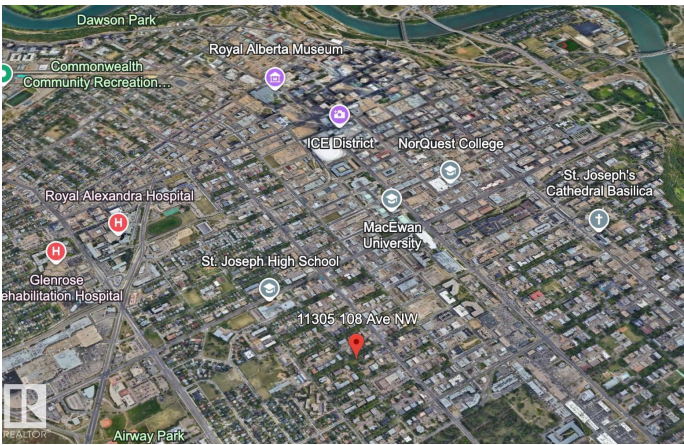
MLS® #E4451148

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Exceptional redevelopment opportunity in one of Edmonton’s most vibrant areas! This property offers the chance to transform the existing site into a multi-family dwelling tailored to your vision. With the City of Edmonton’s newly passed zoning bylaw, the site is now classified as RM “Medium Scale Residential, opening the door to a variety of possibilities. The H16 zoning modifier permits development up to 16 metres in height (approximately four storeys), providing ample room for a modern multi-unit design. Additionally, the RM zone encourages mixed-use projects, allowing for commercial spaces on the ground floor—perfect for neighbourhood services or trendy retail. Located just steps from 124 Street, one of Edmonton’s most desirable lifestyle corridors, this site combines unbeatable accessibility with incredible potential for both residential and commercial appeal.



### 4. Site and Building Regulations

4.1. Maximum Height, maximum Floor Area Ratio and minimum Density must comply with Table 4.1:

| 4.1. Maximum Height, Maximum Floor Area Ratio and Minimum Density |                        |                |                          |                 |
|-------------------------------------------------------------------|------------------------|----------------|--------------------------|-----------------|
| Subsection                                                        | Modifier on Zoning Map | Maximum Height | Maximum Floor Area Ratio | Minimum Density |
| 4.1.1.                                                            | h16.0                  | 16.0 m         | 2.3                      | 45 Dwellings/ha |
| 4.1.2.                                                            | h23.0                  | 23.0 m         | 3.0                      | 75 Dwellings/ha |
| 4.1.3.                                                            | h28.0                  | 28.0 m         | 3.8                      | 90 Dwellings/ha |



### Essential Information

|            |               |
|------------|---------------|
| MLS® #     | E4451148      |
| Price      | \$449,000     |
| Lease Rate | \$18          |
| Bathrooms  | 0.00          |
| Acres      | 0.00          |
| Type       | Single Family |

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

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11305 108 Avenue |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 1B5          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Level Land, Public Transportation, Schools, View City, View Downtown |
|-------------------|---------------------------------------------------------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 94               |
| Zoning         | Zone 08          |

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Listing information last updated on November 5th, 2025 at 9:32pm MST