

## \$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 | 25             |
| Zoning         | Zone 21        |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT