

## \$619,900 - 16226 100a Avenue, Edmonton

MLS® #E4447980

**\$619,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Prime Commercial Development Opportunity! This highly visible CN-zoned corner lot with back alley access offers exceptional potential in a busy commercial district. Flat, cleared and ready for development, it's ideal for retail, office, or mixed-use projects, with flexible zoning to accommodate a wide range of business ventures. Boasting excellent street frontage on two sides plus rear alley access, this site ensures maximum exposure, high traffic visibility, and easy accessibility for customers and clients. Surrounded by established businesses and close to major roads, this property is perfectly positioned for success. Whether you're looking to build retail space, professional offices, or a mixed-use development, this property presents an unparalleled opportunity to capitalize on prime real estate in a growing area. Bring your vision to life and unlock the full potential of this outstanding site!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4447980        |
| Price     | \$619,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |



**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 16226 100a Avenue   |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0M3             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 22         |

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 August 1st, 2025 at 3:47am MDT