

## \$349,900 - 10822 107 Street, Edmonton

MLS® #E4460634

**\$349,900**

3 Bedroom, 1.00 Bathroom, 809 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Excellent infill property, lot for development or rent out until ready to build. Priced as lot value. Zoned RMH16. Approximately 50 x 150 with great options to build up to a 20-unit apartment building or other various uses for this valuable land. Close to downtown, Rogers Centre, Royal Alex Hospital, MacEwan University, Kingsway Garden Mall and LRT. This one has the right location!

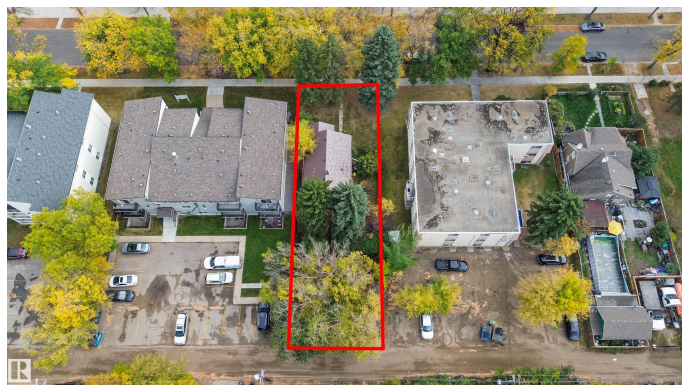
Built in 1935

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460634               |
| Price          | \$349,900              |
| Lease Rate     | \$15                   |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 809                    |
| Acres          | 0.00                   |
| Year Built     | 1935                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 10822 107 Street



|             |                   |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2Z3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Infill Property        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### **Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Back Lane, Level Land, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 08           |

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 29th, 2025 at 4:02am MDT