



# 10736 University Avenue Edmonton AB

\$799,000

HOT NEW LISTING in QUEEN ALEXANDRA - DEVELOPER'S DREAM! Calling all developers and investors! This is your chance to secure a 66-FOOT-WIDE LOT in the up-and-coming, revitalized neighborhood of Queen Alexandra. ZONED RMH16 (MEDIUM SCALE RESIDENTIAL), this property offers endless opportunities for innovative development. KEY FEATURES are the MULTI-UNIT HOUSING POTENTIAL - Build townhomes, condos, or apartments in a sought-after area with a growing demand for urban living. COMMERCIAL USE OPTIONS, design vibrant mixed-use spaces with main-floor commercial possibilities, including restaurants, cafes, health services, and more. PRIME LOCATION situated near major transit routes, schools, parks, and retail hotspots, this property is minutes from downtown and the University of Alberta. Don't miss out on this RARE OPPORTUNITY in a neighborhood on the rise.

Listing Presented By:



Originally Listed by:

Royal LePage Prestige Realty

[terrirosin@royalpage.ca](mailto:terrirosin@royalpage.ca)

<http://terrirosin.royalpage.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215