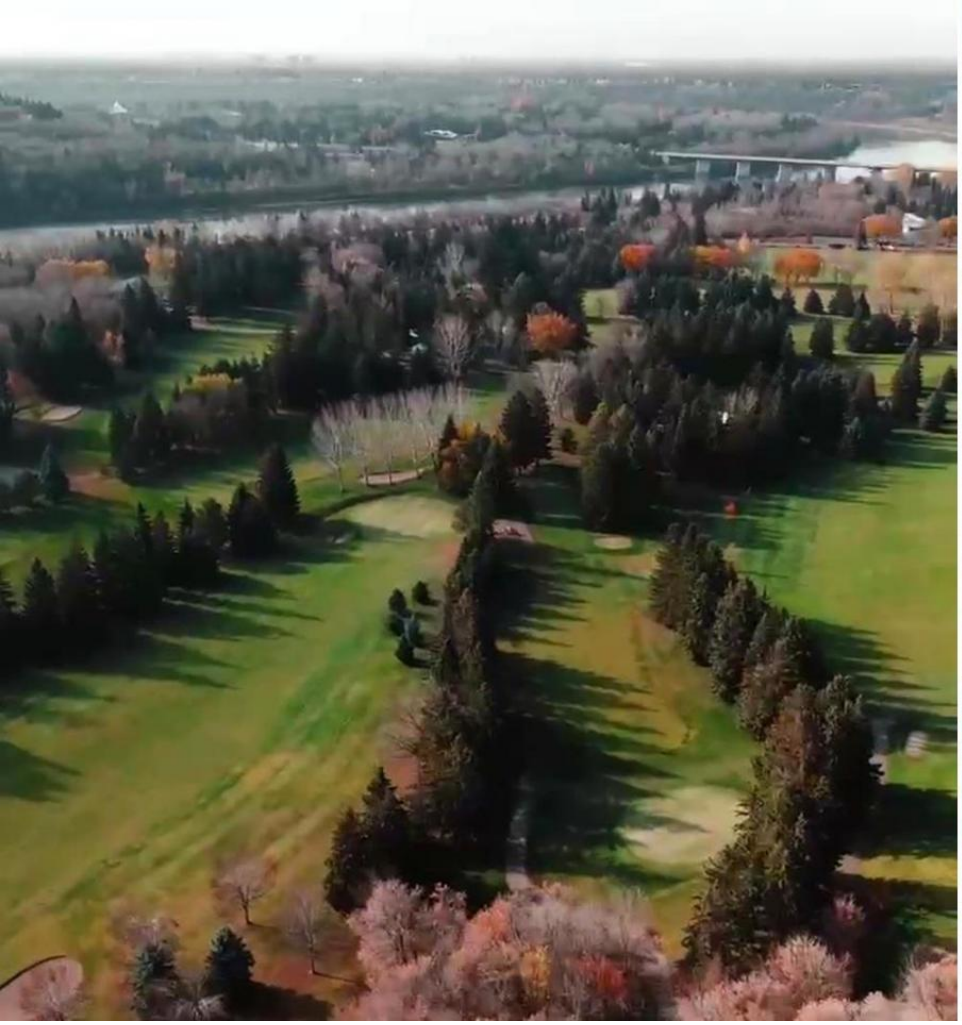








Edmonton Alberta

$1,389,000

A rare top-of-bank development site in Oliver, one of Edmontons most established inner-city neighbourhoods. This 7,043 sq ft (approx. 47 ft x 150 ft) west-facing lot looks out over Victoria Golf Course, the North Saskatchewan River and the downtown skyline, with panoramic views south and west across the river valley. Zoned DC1 (Direct Control).Held by the same family for more than five decades, the property has never been offered on MLS. It works as a signature custom home site on its own, or as a key piece of a potential three-lot assembly with the neighbouring parcels at 9908 and 9918 115 Street, which together total approx. 29,000 sq ft (0.67 ac), including a high-rise zoned parcel at 9918.Minutes from downtown, the Ice District, MacEwan University and the University of Alberta, with river valley trails at the doorstep, on a quiet tree-lined street.Value is in the land. The existing 1910 two-storey home is sold as is, where is. Title insurance in lieu of RPR. Tenant occupied until November 15, 2026; showings by appointment with 24 hours notice. 2026 taxes: $10,627.96. Legal: Plan NB, Block 15, Lot 75. MLS E4514208.Assembly note: 9908 and 9918 115 Street are separately owned and are not included in this offering. 9910 is sold separately, and any assembly is subject to separate negotiation with those owners. Areas and zoning for 9908 and 9918 are from prior marketing material; buyers to verify with the City of Edmonton under Zoning Bylaw 20001.All measurements are approximate (iGuide, October 2026) and should be verified by the buyer. Information is believed reliable but not guaranteed. (id:6769)

Listing Presented By:



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