

# \$549,000 - 10727 113 Street, Edmonton

MLS® #E4435609

**\$549,000**

3 Bedroom, 1.00 Bathroom, 1,076 sqft  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

50'x150' RM H16 Medium Scale Residential zoned lot in Queen Mary Park. Great potential for CMHC MLI - 4plex w/ legal basement suites, 2 skinnies, lots of opportunities to maximize your investment. This location is excellent for future redevelopment, close to amenities, public transit, LRT, minutes from downtown & in a neighbourhood where other redevelopment is already happening & more being planned all the time. Take advantage of the City encouraging higher density & development & secure your next project!

Built in 1927

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435609               |
| Price          | \$549,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1927                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10727 113 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3H9          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                   |
|------------|-------------------|
| Elementary | John A. McDougall |
| Middle     | Westmount         |
| High       | Inner City High   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 08       |

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Listing information last updated on May 15th, 2025 at 3:02pm MDT