

\$609,000 - 8312 73 Avenue, Edmonton

MLS® #E4446531

\$609,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

This is an excellent opportunity to acquire a fully permitted site for an 8-unit complex in a prime location! Here's a concise summary highlighting the key features: DP was obtained on the Site for an 8-unit residential complex. Design: 4 two-storey units upstairs (2 units at 1273 sqft, 2 at 1285 sqft) and 4 one-bedroom basement units (each 578 sqft) Vacant Lot: 48.55 x 135 ft, ready for development Zoning: RS, allowing for a variety of building options Location: Alley entrance with no eastern neighbors, facilitating easy construction and tenant access Transport & Amenities: 1 block from LRT, proximity to ravine, shopping, Downtown, Whyte Ave, schools, rec centers. This is a rare opportunity to develop in a highly desirable area with excellent infrastructure and growth potential. If you're interested in building your investment portfolio or creating a rental income powerhouse, this site is as good as it gets!

Essential Information

MLS® #	E4446531
Price	\$609,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land



Status Active

Community Information

Address 8312 73 Avenue
Area Edmonton
Subdivision Avonmore
City Edmonton
County ALBERTA
Province AB
Postal Code T6C 0E2

Exterior

Exterior Features Back Lane, Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Additional Information

Date Listed July 8th, 2025
Days on Market 8
Zoning Zone 17

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 July 16th, 2025 at 5:32pm MDT