

# \$394,900 - 10827 111 Street, Edmonton

MLS® #E4465242

## \$394,900

3 Bedroom, 2.00 Bathroom, 1,531 sqft  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

A rare and strategic 50' x 150' lot is now available in the highly desirable Queen Mary Park neighborhood. This property presents an exceptional opportunity for investors and builders to capitalize on the area's strong growth trajectory. The lot is zoned RMH-16, formally known as the RF6 (Medium Density Multiple Family) Zone, which is also equivalent to the RA7 (Low-Rise Apartment) Zone. This zoning is ideally suited for a multi-family redevelopment project, supporting increased density and diverse housing forms. Strategically positioned amidst several successful redevelopment projects, the area is undergoing a notable transformation, signaling significant potential for property value appreciation. The City of Edmonton's clear policy direction encourages higher-density, infill development, making this the ideal time to secure a prime lot for your next project.

Built in 1946

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465242  |
| Price          | \$394,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,531     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1946                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 3 Level Split          |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10827 111 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3G5          |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 08            |

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Listing information last updated on November 12th, 2025 at 4:02am MST