# \$398,825 - 5211 101a Avenue, Edmonton

MLS® #E4421045

#### \$398,825

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Fulton Place, Edmonton, AB

**INVESTORS & BUILDERS! Incredible** development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) perfect for multi-residential, dream homes, duplexes, townhouses, basement suites, garage/garden suites, or a multi-family infill. Two existing bungalows with garages and month-to-month renters offer immediate cash flow while you plan your project. Ideally located minutes from downtown, within walking distance to Capilano Mall, and close to Gold Bar Park, river valley trails, Rundle Park, and Hardisty Fitness Centre. Top schools like Hardisty, McEwan, and King's College add to its appeal. A prime opportunity in a thriving, well-connected community. Don't miss your chance to invest in Fulton Place! To be sold with adjacent lots at 5203-5209 101A Ave for \$1,325,000.



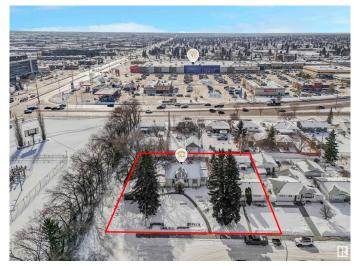
#### **Essential Information**

MLS® # E4421045 Price \$398,825

Bathrooms 0.00 Acres 0.00 Year Built 1956

Type Land Commercial







Status Active

## **Community Information**

Address 5211 101a Avenue

Area Edmonton

Subdivision Fulton Place

City Edmonton

County ALBERTA

Province AB

Postal Code T6A 0L7

### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 94

Zoning Zone 19

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Listing information last updated on May 8th, 2025 at 8:02pm MDT