

Courtesy Of Peter B Taylor Of MaxWell Progressive

# \$1,100,000 - 10819 138 Street, Edmonton

MLS® #E4424225

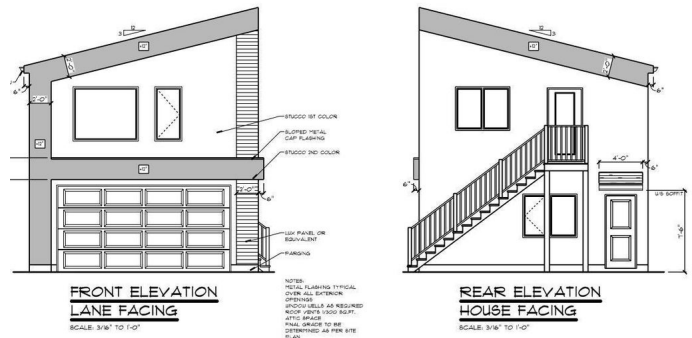
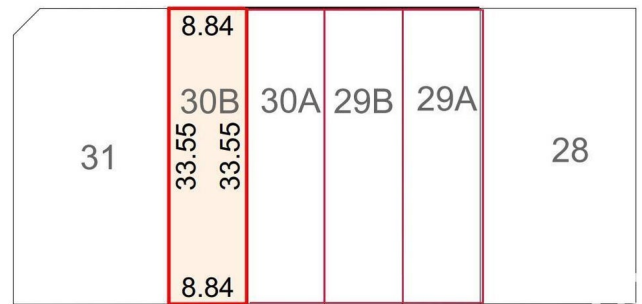
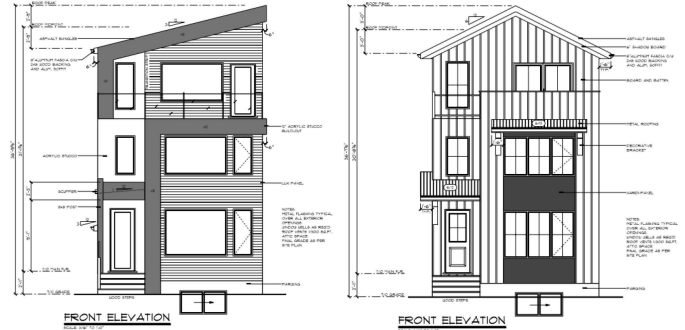
**\$1,100,000**

3 Bedroom, 2.00 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Prime Development Opportunity in North Glenora! 119 ft Frontage " Subdivision and House Plans Ready to Go! Located in the highly sought-after neighborhood of North Glenora, these 119 foot wide DOUBLE lots presents an incredible opportunity for developers. The sale includes a complete set of architectural drawings, site plans, and everything needed to submit directly to the city for approval. Key Features: " Subdivision Plans: Lots are ready to be split into FOUR 29 ft wide lots. " 12 Potential Units: Each lot features plans for a house, basement suite, and garage suite, offering a total of 12 potential living units. " Prime Location: North Glenora is known for its vibrant community, making this an ideal spot for new Luxury homes. " Ready for Submission: All necessary drawings and plans are included and ready for submission to the city, saving you valuable time on the planning process. This is an exceptional investment opportunity for anyone looking to capitalize on such a desirable area



## GARAGE SUITE PLAN

Built in 1953

### Essential Information

MLS® # E4424225  
Price \$1,100,000  
Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,592
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10819 138 Street
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1P1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **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	March 6th, 2025
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Days on Market 36

Zoning Zone 07

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Listing information last updated on April 11th, 2025 at 1:17pm MDT