

# \$499,900 - 10823 138 Street, Edmonton

MLS® #E4424221

**\$499,900**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Prime Development Opportunity in North Glenora! 59 ft Frontage “ Subdivision and House Plans Ready to Go! Located in the highly sought-after neighborhood of North Glenora, this 59-foot wide lot 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: Lot is ready to be split into TWO 29 ft wide lots. “ SIX Potential Units: Each lot is designed for a house, basement suite, and garage suite, offering a total of SIX potential units. “ Prime Location: North Glenora is known for its vibrant community, making this an ideal spot for new homes with rental opportunities. “ Ready for Submission: All necessary drawings and plans are included and ready for submission to the city, saving you valuable time on the approval process. This is an exceptional investment opportunity for anyone looking to capitalize on such a desirable area



LOT DIMENSION DETAILS



## Essential Information

MLS® #	E4424221
Price	\$499,900
Bathrooms	1.00
Full Baths	1

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	10823 138 Street
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1P1

### Amenities

Parking	Single Garage Detached
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### Interior

Heating	Natural Gas
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### Exterior

Exterior Features	Back Lane, Fenced, Public Transportation, Schools, See Remarks
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### Additional Information

Date Listed	March 6th, 2025
Days on Market	52
Zoning	Zone 07

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Listing information last updated on April 27th, 2025 at 3:17am MDT