

## \$315,000 - 11222 101 Street, Edmonton

MLS® #E4440844

**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

RARE INFILL OPPORTUNITY IN EDMONTON'S VIBRANT CENTRAL CORE! Located in the up-and-coming community of SPRUCE AVENUE, this VACANT LOT offers incredible potential for investors, builders, or anyone looking to build their DREAM HOME. Measuring an impressive 50' x 150', this oversized lot is perfect for skinny homes, duplex, or a 4plex up to 8 units with 4 single garages. Prime location just minutes from NAIT, the Royal Alexandra Hospital, Kingsway Mall, LRT STATION, and downtown—with easy access to major routes. Mature trees, a walkable neighborhood, and new development all around make this an ideal opportunity to BUILD or INVEST in a GROWING, TRANSFORMING AREA. Opportunities like this are RARE—especially on a LOT THIS SIZE. Don't miss out!

### Essential Information

MLS® #	E4440844
Price	\$315,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address	11222 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A5

## Exterior

Exterior Features Back Lane, Level Land, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

## Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 08

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Listing information last updated on June 16th, 2025 at 12:17pm MDT