

\$999,000 - 11745 11757 122 Street, Edmonton

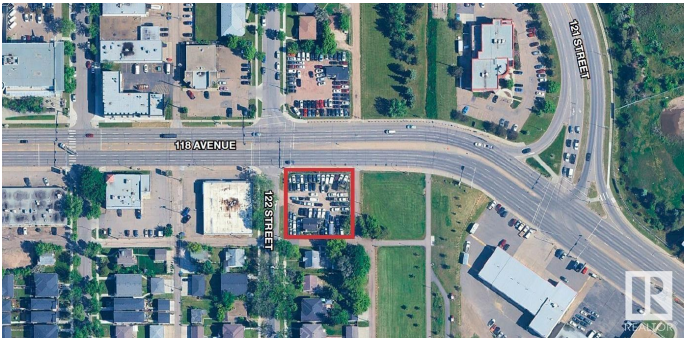
MLS® #E4446507

\$999,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

This combined infill parcel offers an excellent opportunity for mid-rise residential or mixed-use development in Edmonton’s revitalizing Inglewood neighbourhood. Zoned MU h16 f3.5 cf, the site permits up to 3.5 times Floor Area Ratio (FAR) and a maximum building height of 16 metres, supporting a 4-storey wood-frame construction with ground-floor commercial space and multiple levels of residential above. Located on a prominent corner lot fronting 118 Avenue and 122 Street, and backing onto the Inglewood Dog Park Greenway and near the Inglewood Rocket-ship park, this site offers strong urban exposure and aligns with the City’s corridor redevelopment goals, with future potential for increased density through rezoning.



Built in 1951

Essential Information

MLS® #	E4446507
Price	\$999,000
Bathrooms	0.00
Acres	0.00
Year Built	1951
Type	Land Commercial
Status	Active

Community Information

Address	11745 11757 122 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0B6

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	July 7th, 2025
Days on Market	44
Zoning	Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 12:17am MDT