

## \$345,000 - 9413 118 Avenue, Edmonton

MLS® #E4437341

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Alberta Avenue, Edmonton, AB

Builders & investors alert! Excellent opportunity to own this commercial serviced land for \$359,900.00. Lot size approx 6580 sf (109.0 x 59.9). Zoning: 2.8MU. Great high traffic location surrounding by lots of commercial retails, residentials. Easy access to Downtown, Northside, Schools, Shopping and all amenities.

Built in 1946

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4437341        |
| Price      | \$345,000       |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1946            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9413 118 Avenue |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0N5         |



**Exterior**

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 140            |
| Zoning         | Zone 05        |

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 October 4th, 2025 at 3:02pm MDT