# \$2,200,000 - 10416 78 Avenue, Edmonton

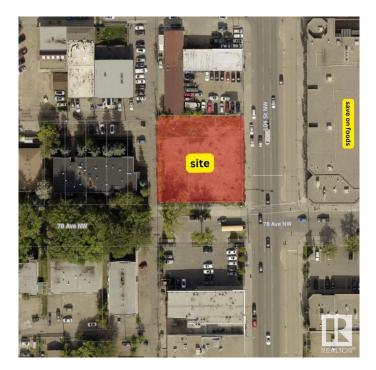
MLS® #E4443531

#### \$2,200,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

PRIME LOCATION – 0.423 Acres in Old Strathcona! This rare corner lot sits right on Calgary Trail South, directly across from Save-On-Foods, in the heart of historic Old Strathcona â€" one of Edmonton's most vibrant and high-traffic areas. You're steps away from University of Alberta, Grant MacEwan, shopping, nightlife, entertainment, LRT, and ETS routes. The Old Strathcona Public Realm Strategy focuses on walkable, bike-friendly urban living with plazas and lively alleyways. The area is rich with parks, schools, healthcare, shopping, and a strong community vibe. Zoned MU (Mixed-Use) – perfect for a mix of residential and commercial development like offices, retail stores, or apartment condos. With Calgary Trail frontage and a laneway on the east side, this high-exposure corner lot is ideal for a standout urban project in a thriving neighbourhood.



## **Essential Information**

| MLS® #    | E4443531        |
|-----------|-----------------|
| Price     | \$2,200,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Туре      | Land Commercial |
| Status    | Active          |

## **Community Information**

| Address     | 10416 78 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 4C6         |

#### **Additional Information**

| Date Listed    | June 18th, 2025 |
|----------------|-----------------|
| Days on Market | 28              |
| Zoning         | Zone 15         |

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Listing information last updated on July 16th, 2025 at 5:32am MDT