

\$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 – 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

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|-----------|-----------------|
| MLS® # | E4443531 |
| Price | \$2,200,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | 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 | 39 |
| Zoning | Zone 15 |

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Listing information last updated on July 27th, 2025 at 12:17am MDT