

# \$599,900 - 10521 84 Street, Edmonton

MLS® #E4444546

**\$599,900**

0 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rare Double Lot with Dwelling – Infill & Redevelopment Potential with City & River Valley Views. A unique opportunity for investors and developers: this 66' x 120' double lot, held under one title, offers excellent flexibility and strong redevelopment potential. Whether you're exploring infill options or envisioning a multifamily build (subject to municipal approval), this parcel is primed for growth. Situated on an elevated site, it captures stunning second-storey views of the city skyline & river valley – a rare feature that enhances future resale or rental appeal. Currently improved with a tenant-occupied dwelling on a month-to-month lease, the property offers immediate holding income while you prepare your development plans. Being sold as is, where is, with no warranties or representations. Buyer to accept property in current condition. Whether you're a builder, developer, or investor, this is a standout chance to secure a large, versatile lot with powerful upside in a high demand area.



## Essential Information

MLS® #	E4444546
Price	\$599,900
Bathrooms	3.00
Full Baths	3

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10521 84 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3R4

### **Amenities**

Parking	Double Garage Detached, Over Sized
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Exterior Features	Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
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### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	62
Zoning	Zone 19

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Listing information last updated on August 26th, 2025 at 3:17pm MDT