

# \$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 | 23             |
| Zoning         | Zone 07        |

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Listing information last updated on July 30th, 2025 at 7:02pm MDT