

## \$926,175 - 5203-5209 101a Avenue, Edmonton

MLS® #E4420274

**\$926,175**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

**INVESTORS & BUILDERS!** Incredible development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) Total Lot dimensions: 154ft wide x 119ft deep. Perfect for multi-residential, dream homes, duplexes, townhouses, basement suites, garage/garden suites, or a multi-family infill. Two existing bungalows with garages and month-to-month renters offer immediate cash flow while you plan your project. Ideally located minutes from downtown, within walking distance to Capilano Mall, and close to Gold Bar Park, river valley trails, Rundle Park, and Hardisty Fitness Centre. Top schools like Hardisty, McEwan, and Kingâ€™s College add to its appeal. A prime opportunity in a thriving, well-connected communityâ€™donâ€™t miss your chance to invest in Fulton Place! To be sold with adjacent lot 5211 101A Ave for \$1,325,000.

### Essential Information

MLS® #	E4420274
Price	\$926,175
Bathrooms	1.00
Full Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                      5203-5209 101a Avenue  
Area                          Edmonton  
Subdivision                Fulton Place  
City                          Edmonton  
County                      ALBERTA  
Province                    AB  
Postal Code                T6A 0L7

**Amenities**

Parking                      Double Garage Detached

**Interior**

Heating                      Natural Gas

**Exterior**

Exterior Features        Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools

**School Information**

Elementary                Hardisty School  
Middle                      Hardisty School  
High                         McNally School

**Additional Information**

Date Listed                February 3rd, 2025  
Days on Market        141  
Zoning                      Zone 19

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