

\$255,900 - 12713 119 Street, Edmonton

MLS® #E4452205

\$255,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Calder, Edmonton, AB

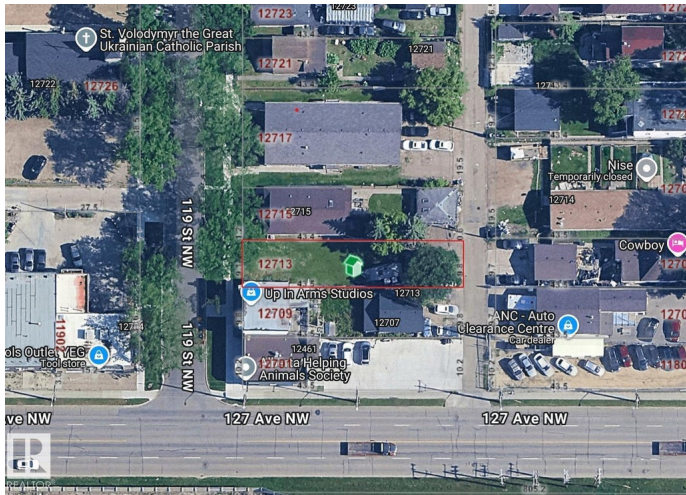
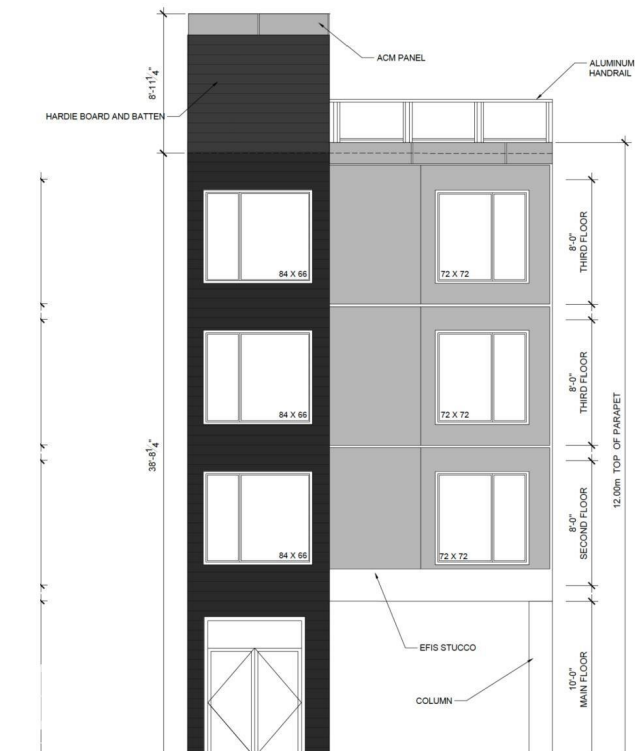
Prime commercial development opportunity in the growing community of Calder! This 30' x 142' vacant lot zoned Neighborhood Commercial (CN) is being sold as a package with completed architectural drawings and civil engineering work for a 4-storey mixed-use building. The proposed design features main floor commercial space ideal for retail or office use, with three upper levels comprising 6 two-bedroom and 6 bachelor residential suites, plus a stunning rooftop terrace. Positioned in an up-and-coming area with strong future growth potential, this is a shovel-ready project perfect for developers or investors looking to bring a modern vision to life in northwest Edmonton.

Essential Information

MLS® #	E4452205
Price	\$255,900
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	12713 119 Street
Area	Edmonton



Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5M2

Additional Information

Date Listed	August 9th, 2025
Days on Market	2
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 2:17pm MDT