

# \$120,000 - 101 11520 100 Avenue, Edmonton

MLS® #E4446452

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Amazing 995 Sq ft Main Floor Business Condo Zoned DC1 in Academy Place Located Across the Street from the River Valley and Le Marchand Mansion. Well designed unit would easily fit an Office, Health Related Fields or any Other Business. Only unit with its own 2 piece bath, 2 parking stalls (leased) and lots of additional parking in the lot next door. High Visible Signage off of 100 Ave and 116 Street.

Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446452  |
| Price      | \$120,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1969      |
| Type       | Office    |
| Status     | Active    |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 11520 100 Avenue |
| Area        | Edmonton             |
| Subdivision | Wāhkwāntāwin         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0J7              |



**Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 49             |
| Zoning         | Zone 12        |

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Listing information last updated on August 25th, 2025 at 1:47am MDT