

# \$255,900 - 12713 119 Street, Edmonton

MLS® #E4452205

**\$255,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Calder, Edmonton, AB

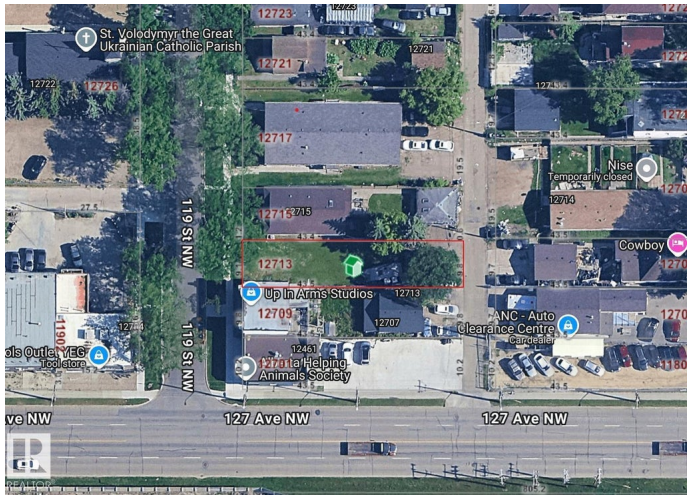
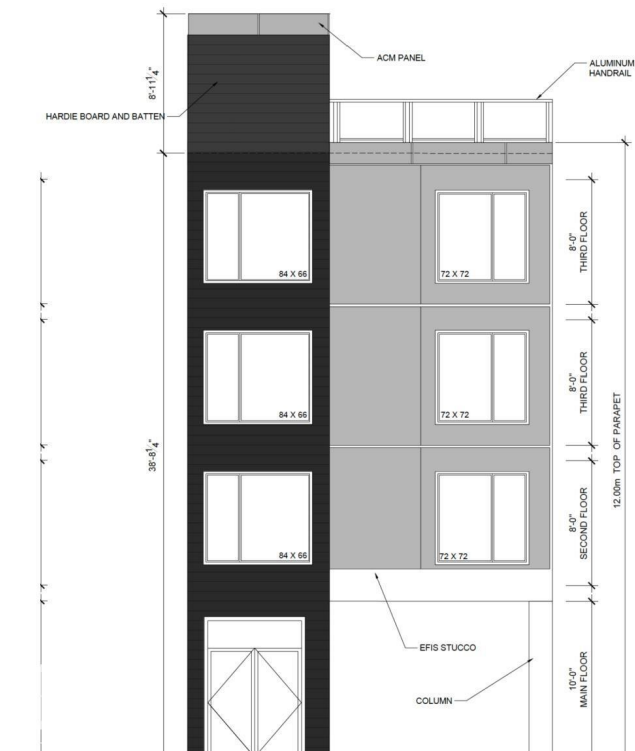
Prime commercial development opportunity in the growing community of Calder! This 30' x 142' vacant lot zoned Neighborhood Commercial (CN) is being sold as a package with completed architectural drawings and civil engineering work for a 4-storey mixed-use building. The proposed design features main floor 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 | 25               |
| Zoning         | Zone 01          |

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Listing information last updated on September 2nd, 2025 at 11:32pm MDT