

Courtesy Of David M Ozubko Of Real Broker

# \$398,825 - 5211 101a Avenue, Edmonton

MLS® #E4421045

**\$398,825**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

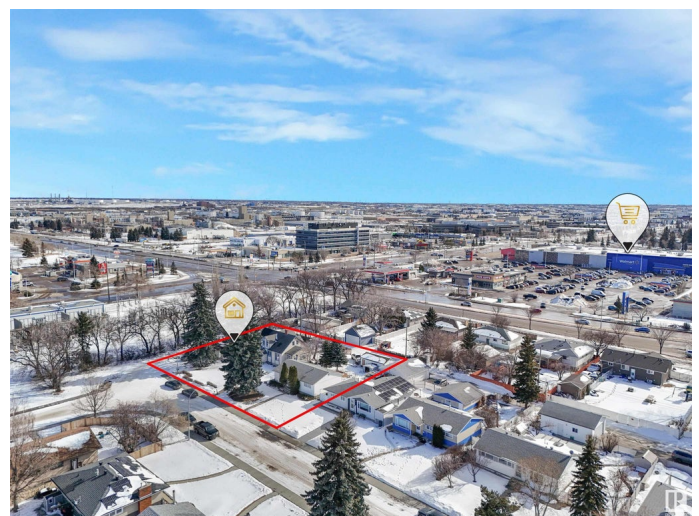
Fulton Place, Edmonton, AB

**INVESTORS & BUILDERS!** Incredible development opportunity in Fulton Place! A rare 4 adjacent lots totaling 1683 SQM, zoned RS (Small Scale Residential) 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 community. Donâ€™t miss your chance to invest in Fulton Place! To be sold with adjacent lots at 5203-5209 101A Ave for \$1,325,000.

Built in 1956

## Essential Information

MLS® #	E4421045
Price	\$398,825
Bathrooms	0.00
Acres	0.00
Year Built	1956
Type	Land Commercial



Status Active

### Community Information

Address 5211 101a Avenue  
Area Edmonton  
Subdivision Fulton Place  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6A 0L7

### Additional Information

Date Listed February 3rd, 2025  
Days on Market 60  
Zoning Zone 19

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Listing information last updated on April 4th, 2025 at 6:02am MDT