

## \$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
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## 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
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## Interior

Heating	Natural Gas
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## Exterior

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

Elementary	Hardisty School
Middle	Hardisty School
High	McNally School

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	106
Zoning	Zone 19

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Listing information last updated on May 20th, 2025 at 5:02pm MDT