

## \$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

## 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

## Interior

Heating Natural Gas

## Exterior

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

## School Information

Elementary Hardisty School  
Middle Hardisty School  
High McNally School

## Additional Information

Date Listed February 3rd, 2025  
Days on Market 86  
Zoning Zone 19

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Listing information last updated on April 30th, 2025 at 9:17am MDT