

Courtesy Of Michael A Pavone Of RE/MAX Elite

# \$1,829,000 - 12703 134 Avenue, Edmonton

MLS® #E4446738

**\$1,829,000**

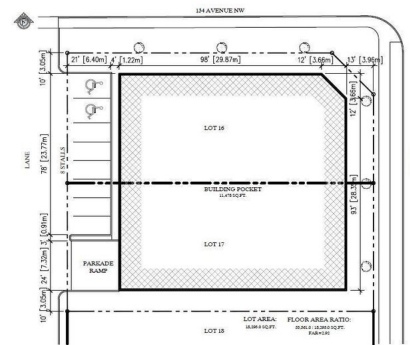
0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Wellington, Edmonton, AB

CURRENTLY IN THE PROCESS OF REZONING TO 23 METER HEIGHT. GREAT SITE FOR CMHC MLI SELECT DEVELOPMENT. Welcome to the CORNER LOT of 12703 134 Ave. THIS PROPERTY BOASTS 1700 sq/m. CURRENTLY ZONED RM h16 with FAR 2.3. Measuring Approximately 125' x 141'. This property presents a unique development opportunity. Property could be used for a VARIETY OF COMMERCIAL USES INCLUDING DAYCARE. Existing zoning ALSO ALLOWS MIXED USE DEVELOPMENT WITH COMMERCIAL ON THE MAIN, AND UP TO 4 STORIES RESIDENTIAL ABOVE. A SINGLE FAMILY HOME and SIDE/SIDE DUPLEX WITH LEASES provide holding income of \$7600. The single family home includes a convenient, non permitted basement suite, adding versatility and additional living space. Plus, with the inclusion of a large double-car garage, parking and storage needs are comfortably met. Duplex is 1144 sq.ft/side. One side has a basement suite, just needs a kitchen. Three bedrooms, one bathroom, and upstairs laundry room on both sides. Fantastic Redevelopment opportunity!

Built in 1959

## Essential Information



SITE PLAN  
SCALE 1"=40'-0"



MLS® #	E4446738
Price	\$1,829,000
Bathrooms	0.00
Acres	0.00
Year Built	1959
Type	Land Commercial
Status	Active

### Community Information

Address	12703 134 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3V3

### Additional Information

Date Listed	July 9th, 2025
Days on Market	17
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 5:32pm MDT