

Courtesy Of Michael A Pavone Of RE/MAX Elite

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

MLS® #E4446738

**\$1,829,000**

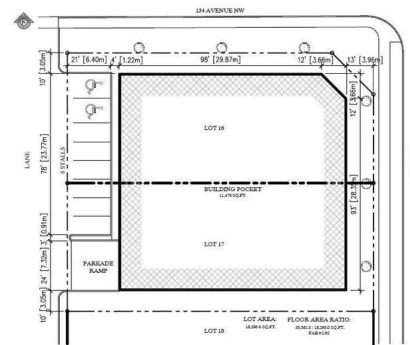
0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

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 | 42             |
| Zoning         | Zone 01        |

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Listing information last updated on August 20th, 2025 at 8:47am MDT