

## \$609,000 - 8312 73 Avenue, Edmonton

MLS® #E4446531

**\$609,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

This is an excellent opportunity to acquire a fully permitted site for an 8-unit complex in a prime location! Here's a concise summary highlighting the key features: DP was obtained on the Site for an 8-unit residential complex. Design: 4 two-storey units upstairs (2 units at 1273 sqft, 2 at 1285 sqft) and 4 one-bedroom basement units (each 578 sqft) Vacant Lot: 48.55 x 135 ft, ready for development Zoning: RS, allowing for a variety of building options Location: Alley entrance with no eastern neighbors, facilitating easy construction and tenant access Transport & Amenities: 1 block from LRT, proximity to ravine, shopping, Downtown, Whyte Ave, schools, rec centers. This is a rare opportunity to develop in a highly desirable area with excellent infrastructure and growth potential. If you're interested in building your investment portfolio or creating a rental income powerhouse, this site is as good as it gets!

### Essential Information

MLS® #	E4446531
Price	\$609,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                    8312 73 Avenue  
Area                        Edmonton  
Subdivision               Avonmore  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T6C 0E2

**Exterior**

Exterior Features    Back Lane, Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Additional Information**

Date Listed               July 8th, 2025  
Days on Market        7  
Zoning                    Zone 17

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