

## \$2,200,000 - 10416 78 Avenue, Edmonton

MLS® #E4443531

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

PRIME LOCATION – 0.423 Acres in Old Strathcona! This rare corner lot sits right on Calgary Trail South, directly across from Save-On-Foods, in the heart of historic Old Strathcona – one of Edmonton’s most vibrant and high-traffic areas. You’re steps away from University of Alberta, Grant MacEwan, shopping, nightlife, entertainment, LRT, and ETS routes. The Old Strathcona Public Realm Strategy focuses on walkable, bike-friendly urban living with plazas and lively alleyways. The area is rich with parks, schools, healthcare, shopping, and a strong community vibe. Zoned MU (Mixed-Use) – perfect for a mix of residential and commercial development like offices, retail stores, or apartment condos. With Calgary Trail frontage and a laneway on the east side, this high-exposure corner lot is ideal for a standout urban project in a thriving neighbourhood.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4443531        |
| Price     | \$2,200,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10416 78 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 4C6         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 15         |

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 August 11th, 2025 at 6:02pm MDT