

\$479,000 - 11155 62 Avenue, Edmonton

MLS® #E4463556

\$479,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Incredible investment opportunity in one of Edmonton's most sought after neighborhoods! Wonderfully located close to the University of Alberta, Whyte Avenue, multiple LRT stations, Southgate Mall, Schools, restaurants, the white mud and South common! This larger than normal lot size of 621 square meters provides endless building opportunities! This lot is situated within a beautiful, safe, and quiet neighborhood surrounded by greenspace! Lot value only *Please note* property is sold as is where is at time of possession. No warranties or representations



Essential Information

MLS® #	E4463556
Price	\$479,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	11155 62 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton

Hand-drawn survey map showing three adjacent rectangular lots labeled 13, 14, and 15. The lots are oriented with their front boundaries at the bottom and back boundaries at the top.

Lot 15 (Left):

- Front boundary: 52.5
- Back boundary: 52.4
- Left boundary: 153.4
- Right boundary: 144.3

Lot 14 (Middle):

- Front boundary: 52.4
- Back boundary: 52.4
- Left boundary: 144.3
- Right boundary: 140.2

Lot 13 (Right):

- Front boundary: 44
- Back boundary: 44
- Left boundary: 140.2
- Right boundary: 140

Common Boundary Line (Top):

- Segment 1: 339.5
- Segment 2: 49.95
- Segment 3: 8.9
- Segment 4: 46.9

A "Crop" label is present in the top right corner of the image.

Exterior Features	Playground Nearby, Public See Remarks
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Date Listed	October 25th, 2025
Days on Market	1
Zoning	Zone 15

Listing information last updated on October 26th, 2025 at 10:17am MDT