

FOR SALE



ZONED RM (H23) – 8 STORIES

11837 – Fort Road Edmonton, AB

Property Highlights

Zoned RM H23 (Medium-Rise Multi-Unit Housing), this property offers strong redevelopment potential along Fort Road, directly across from Parkdale Square. The site benefits from excellent visibility and exposure within an evolving corridor. The property can be purchased with the adjacent site, providing added scale for future development. An existing home includes 3 bedrooms plus a 1-bedroom basement suite, offering interim income, with potential for a short-term seller leaseback.

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| Legal Plan | Plan 2436AB Plan 12 |
| Unit Size | 3960 SF ± |
| Zoning | RM (h23) |
| Lot | 3,469 SF ± |
| Listing Price | \$350,000 |



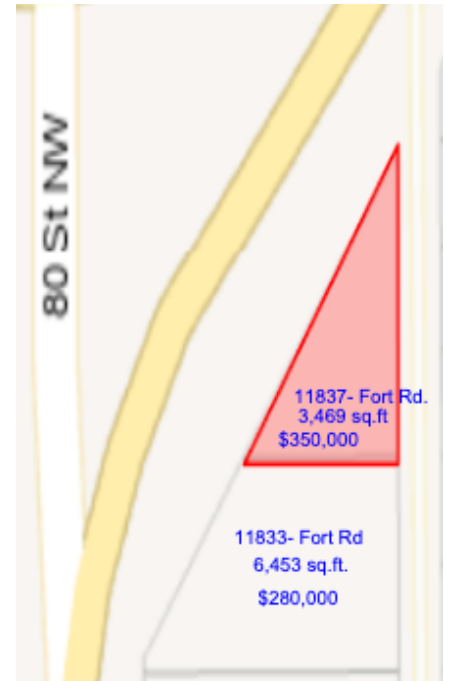
POPULATION
~4,500–4,600 residents



HOUSEHOLDS
2,200–2,300



AREA INCOME
Average: \$82,400



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