

## \$199,900 - 7508 111 Ave, Edmonton

MLS® #E4463413

**\$199,900**

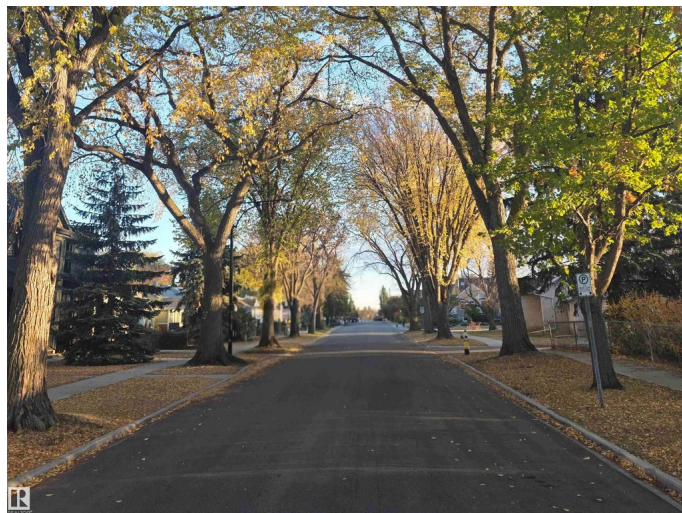
0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Rare SOUTH-FACING lot in Virginia Park! Walkable, bikeable, and perfectly positioned for your next build! Steps to the river and endless hiking/biking trails, it's a short bike ride to Highlands Golf Course, Borden Park, and the outdoor pool right across the street. No power pole on the lot for a clean site plan too! Moments from the ever-expanding Concordia University it's an INCREDIBLE location for an up/down suited home with a garage suite to serve students and professionals alike, with concept drawings available too! Dawson off-leash area is about a five-minute walk into the river valley; Nuestra Coffee is steps away; Kind Ice Cream, Fox Burger, Bodega, and beloved Be-A-Bella candy shop are an easy five-minute bike over to Gibbard Block. The local grocery store is a one-minute drive, with public transit stops close by and the soon-to-be Edmonton Exhibition Lands adding BIG future upside. Quiet street, vibrant amenities, superb connectivity! All this outstanding value in a mature neighbourhood!

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463413  |
| Price      | \$199,900 |
| Lease Rate | \$8       |
| Bathrooms  | 0.00      |



|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7508 111 Ave  |
| Area        | Edmonton      |
| Subdivision | Virginia Park |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5B 0B7       |

### Amenities

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Back Lane, Creek, Golf Nearby, Level Land |
|-------------------|-------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 09            |

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Listing information last updated on November 5th, 2025 at 7:02am MST