

# \$1,580,000 - 8710 82 Avenue, Edmonton

MLS® #E4446657

**\$1,580,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Bonnie Doon, Edmonton, AB

Truly a rare find on Whyte Ave Edmonton. Calling on all Developers and Investors for this prime piece of land. Under the new bylaw, this property is now zoned RM x 16 - Medium Scale Residential, which allows 16 meters in height. Ground floor commercial uses are permitted in the RM x 16 zone but are subject to additional regulations to ensure compatibility with surrounding residential development. Based on the site area of 12,192 sq ft and a maximum Floor Area Ratio (FAR) of 2.3, the site could accommodate up to approximately 28,040 sq ft of total floor area. Assuming an average unit size of 75 m<sup>2</sup>, this translates to an estimated 37 units at maximum buildout. Please note that these are high-level estimates only. The actual number of units achievable will depend on building design, site layout, parking, outdoor space, servicing, and other technical considerations. This, of course, will all be subject to The City of Edmonton Approval at Planning Development Services.



Built in 1953

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4446657    |
| Price     | \$1,580,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

|            |                 |
|------------|-----------------|
| Year Built | 1953            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8710 82 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0Z1        |

### Exterior

|              |                         |
|--------------|-------------------------|
| Exterior     | Wood Frame, See Remarks |
| Construction | Wood Frame, See Remarks |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 18        |

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Listing information last updated on August 16th, 2025 at 2:32pm MDT