

# \$799,000 - 11651 77 Avenue, Edmonton

MLS® #E4435381

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional development opportunity in prestigious Belgravia! This rare northwest corner lot spans over 600 m<sup>2</sup> (0.15 acres) and stretches more than 39.7 m (130 feet) along its west-facing side. Perfectly positioned across from a cute little island park, this property offers one of the best locations in the neighbourhood. Mature trees and southwest exposure create a private, light-filled setting ideal for your dream home. Enjoy quick access to the River Valley trail system, LRT, University of Alberta, and major hospitals. A truly unique chance to create something extraordinary in a location that's second to none.

## Essential Information

MLS® #	E4435381
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	11651 77 Avenue
Area	Edmonton



Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0M4

### **Interior**

Heating	Natural Gas
---------	-------------

### **Exterior**

Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, See Remarks
-------------------	--

### **Additional Information**

Date Listed	May 8th, 2025
-------------	---------------

Days on Market	39
----------------	----

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 June 16th, 2025 at 12:17pm MDT