

# \$1,200,000 - 12703 109 Street Nw, Edmonton

MLS® #A2184032

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.37 Acres

Lauderdale, Edmonton, Alberta

Tucked away in the neighborhood of Lauderdale, this lovingly maintained place of worship on 2 lots offers a warm and inviting atmosphere. The main feature of this lovely church building on the corner lot is a religious assembly area that can accommodate a sizable congregation. Other wide and functional spaces include a flex/meeting room, hallway, and foyer, perfect for fellowships. As you leave the building, you will see the wide and spacious 0.365 acre lot (15,909 SF) that the building sits on. There is a large lawn that surrounds the building, and trees that provide shade, perfect for outdoor activities. This large lot also boasts a huge parking space behind the building.

This property is perfectly located, just minutes from restaurants, shops, banks, gas stations, and more. It's a short walk to spacious green spaces like Grand Trunk Park and Horseshoe Pitch Park, and only a two-minute drive to the Grand Trunk Fitness and Leisure Centre. Two elementary schools, Cole Park-Lacombe and Lauderdale School, are nearby, along with several bus stops. Major roadways like 97 Street, Yellowhead Highway, and 127 Avenue are easily accessible, providing easy access to major parts of the city, like downtown. For developers, these lots offer huge opportunities for development. Based on the current RS zoning there are various potential uses, that may range from small scale Residential development up to 3 storeys in height, to limited opportunities for



community and commercial development to provide services to local residents. Don't miss the opportunity to make this beautiful, well-located property your own – whether you're looking for a place of worship, a future development or a community hub, this property offers endless possibilities!

Built in 1965

### Essential Information

MLS® #	A2184032
Price	\$1,200,000
Bathrooms	0.00
Acres	0.37
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	12703 109 Street Nw
Subdivision	Lauderdale
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5E 4Y2

### Exterior

Lot Description	Back Lane, Level, Treed, Corner Lot, Street Lighting
-----------------	--

### Additional Information

Date Listed	December 19th, 2024
Days on Market	277
Zoning	RS

### Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.