



FOR SALE

OR TRADE

REDEVELOPMENT OPPORTUNITY

7907 86 Avenue NW, Edmonton AB

RE/MAX Excellence Commercial Division is proud to present an exceptional infill redevelopment opportunity in one of Edmonton's most connected and sought-after urban corridors.

Spanning over \pm 53,000 SF across seven contiguous, titled lots, this expansive land assembly is situated in a high-demand, centrally located area served by multiple transit options.

Currently zoned RS, the site permits the development of up to 65 residential units, with strong potential for rezoning to accommodate higher density due to its proximity to mass transit and alignment with the City of Edmonton's intensification goals. The seven adjoining lots form a unified, large-scale parcel, providing an efficient footprint for redevelopment.


Given the scale, location, and surrounding infrastructure, the site is well-suited for a range of residential projects including townhomes, multi-family housing, or mixed-use developments.

This is a rare opportunity to secure a substantial redevelopment site in a growing, transit-oriented community with strong long-term upside.

RE/MAX
COMMERCIAL[®]
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



DAVID NAM, Associate Broker

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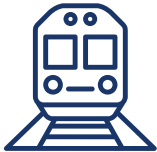
 sold@remaxyeg.com

DEVELOPMENT POTENTIAL

The existing building consists of $\pm 18,066$ SF over three floors ($\pm 5,973$ SF basement, $\pm 9,033$ SF main floor, and $\pm 3,060$ SF second floor), offering additional flexibility in planning and design. The property features an existing two-storey church building, offering potential value through either demolition credits or adaptive reuse of the structure.

Located just 350 metres from the Bonnie Doon LRT Station (Valley Line Southeast), the site is surrounded by a full range of established amenities including retail, schools, parks, and civic services—positioning it as an ideal setting for future residents seeking a walkable, amenity-rich lifestyle.

Address:	7907 86 Avenue NW, Edmonton AB
Legal Description:	Lots 26–32, Block14, Plan 4014HW
Zoning:	RS (Small Scale Residential)
Site Area:	$\pm 53,109$ SF
Neighbourhood:	Idylwylde
Asking Price:	\$4,800,000 (\$90 per sq ft)



350 METERS FROM LRT

Proximity to Boonie Doon Station.



CENTRAL LOCATION

Supports a amenity-rich lifestyle.



GREAT INVESTMENT

In a high-growth central area.



LOCATION OVERVIEW

Located just 350 metres from the Bonnie Doon LRT Station on the Valley Line Southeast, this site offers seamless transit access to Downtown Edmonton, the University of Alberta, and NAIT, with further connectivity through multiple bus routes and upcoming LRT expansions. This level of access positions the site squarely within Edmonton's evolving network of transit-oriented communities, supporting sustainable growth and urban densification goals.

In addition to exceptional public transit, the property is conveniently connected to key roadways, including Whyte Avenue, 75 Street, and Connors Road, offering efficient vehicle access to the downtown core, employment hubs, and other major destinations across the city.

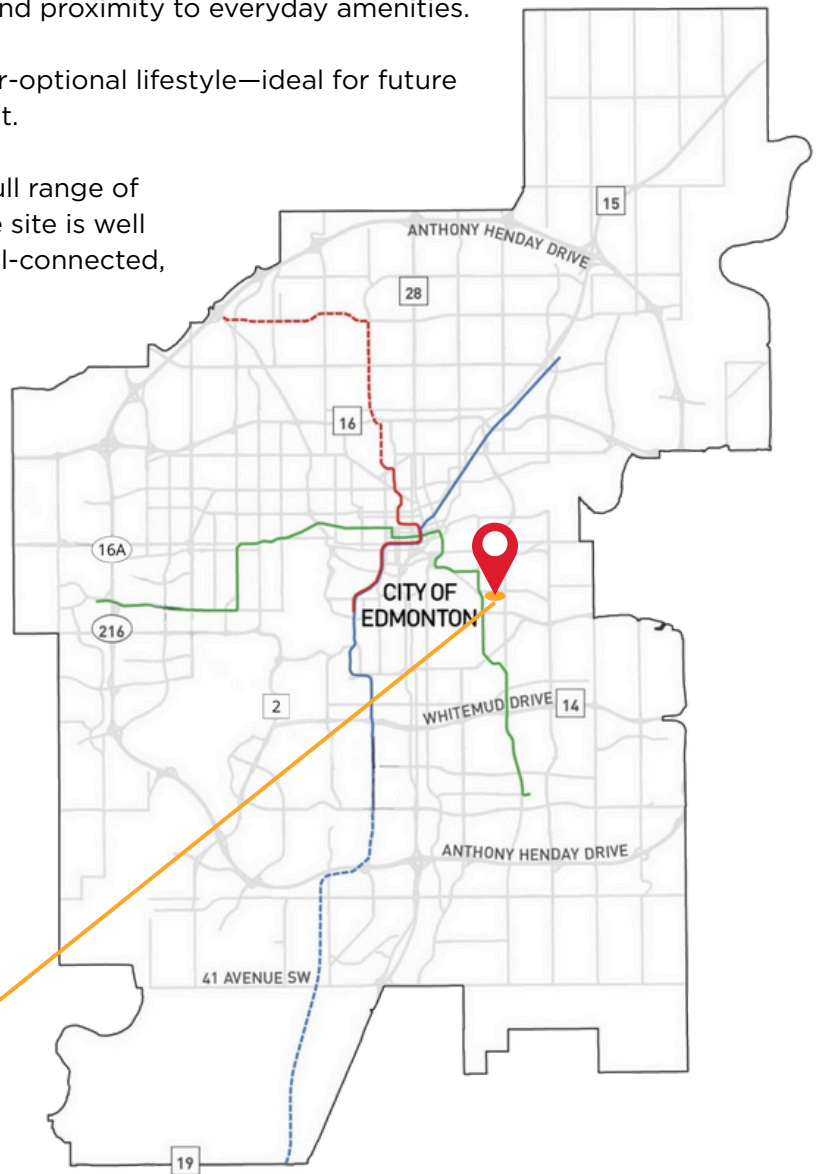
The area's established infrastructure supports various modes of transportation, with excellent walkability, bike-friendly routes, and proximity to everyday amenities.

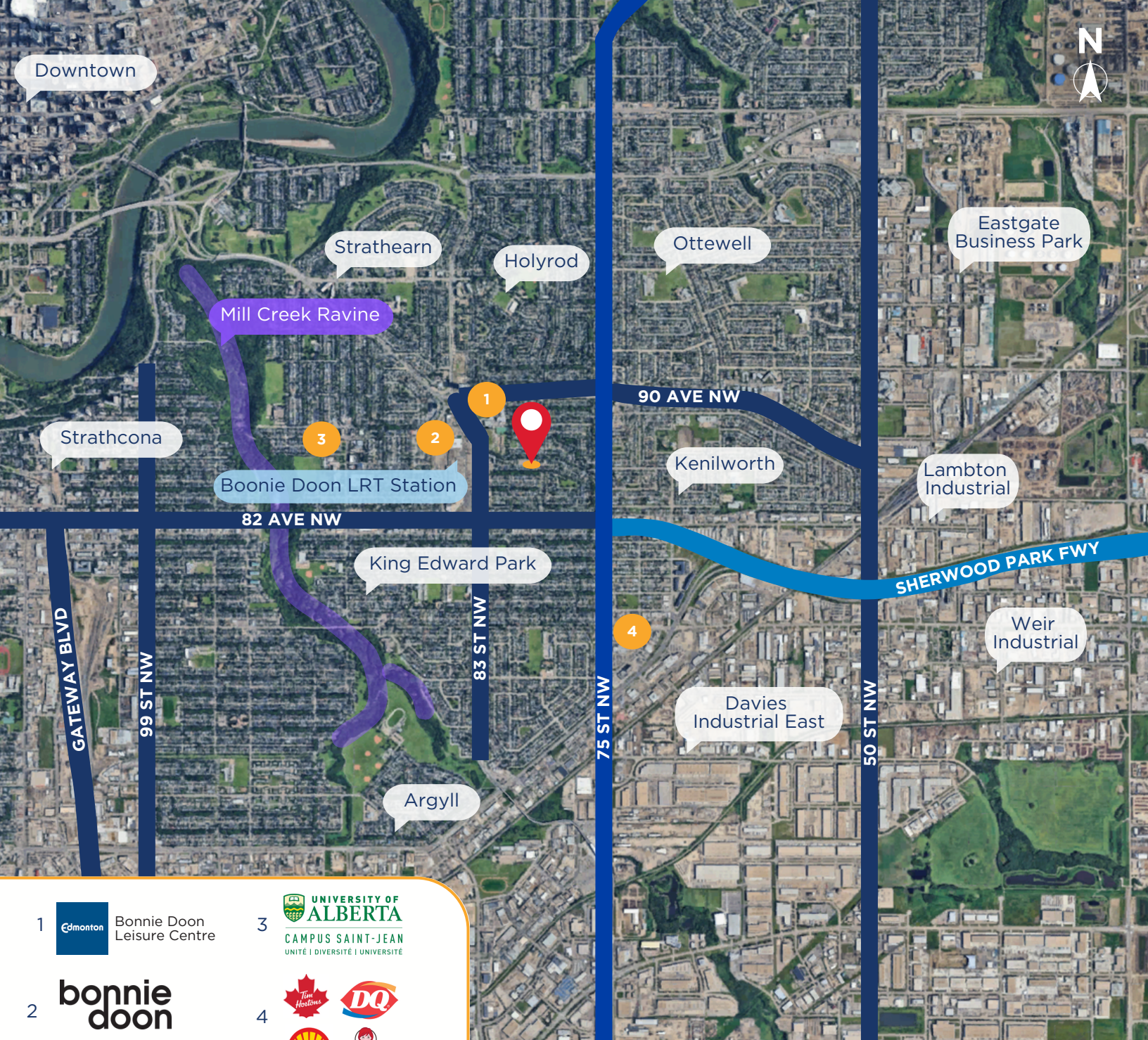
This prime central location enables a vibrant, car-optional lifestyle—ideal for future mixed-residential or higher-density development.

Surrounded by mature neighbourhoods and a full range of retail, educational, and recreational services, the site is well positioned to meet the growing demand for well-connected, amenity-rich urban living in Edmonton.

LEGEND

- Capital Line
- Metro Line
- Valley Line
- Future Expansion (Capital Line)
- Future Expansion (Metro Line)





1  Bonnie Doon Leisure Centre

3  UNIVERSITY OF ALBERTA
CAMPUS SAINT-JEAN
UNITÉ | DIVERSITÉ | UNIVERSITÉ

2  bonnie doon
Shopping Center

4  
 



POPULATION
1,270
Idylwylde Area



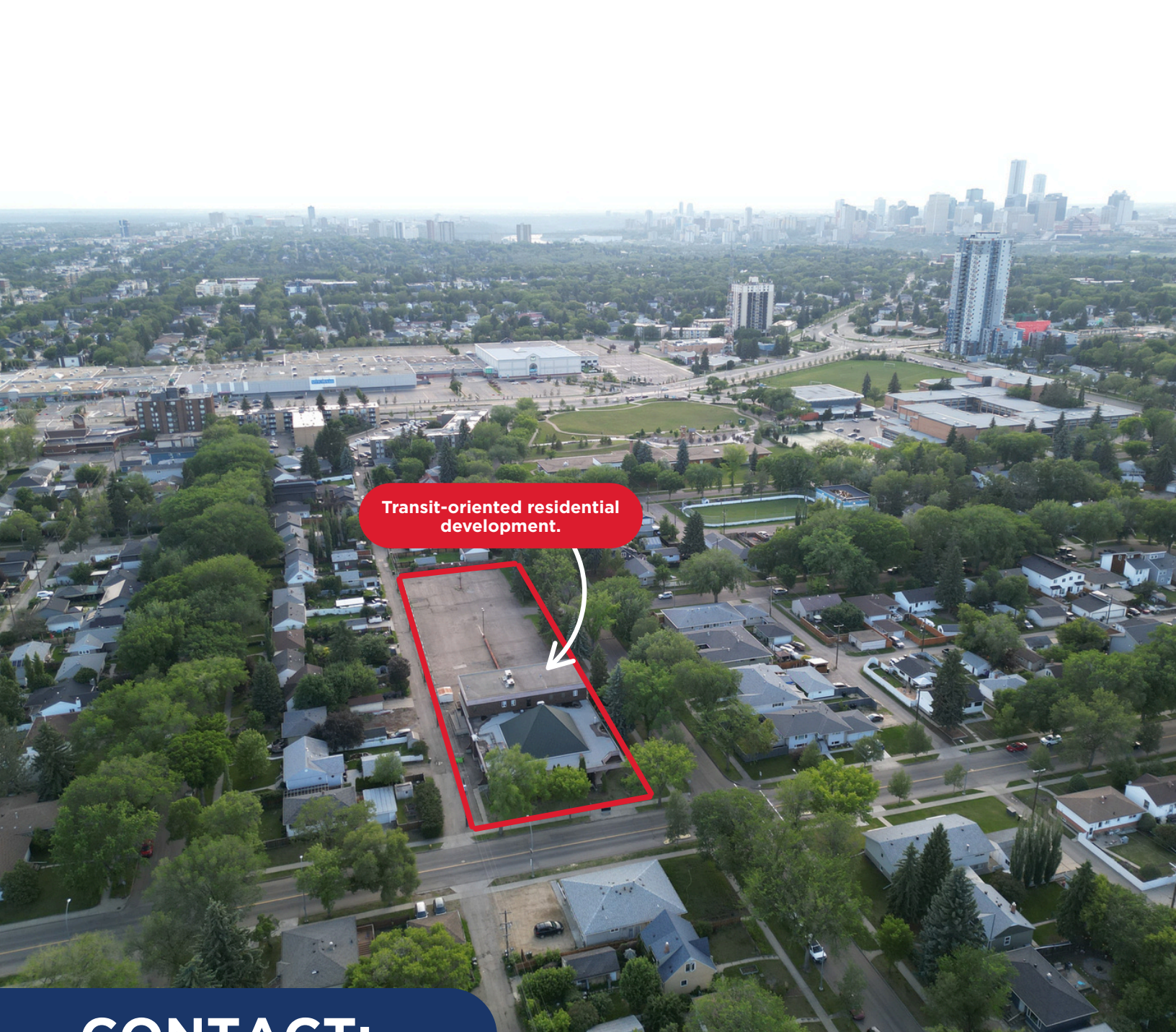
COMMUTE
78.6%
By Car



OCCUPANCY
54.3% - Owner Occupied
45.7% - Renter Occupied



HOUSEHOLD
\$115,600
Average Income




Transit-oriented residential development.

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