

# \$4,800,000 - 7907 86 Avenue, Edmonton

MLS® #E4450239

**\$4,800,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Idylwylde, Edmonton, AB

REDEVELOPMENT/CHURCH  
OPPORTUNITY – ±53,000 SF LAND +  
±18,066 SF BLDG Spanning ±53,000 SF  
over 7 titled lots, this centrally located land  
assembly includes a ±18,066 SF church  
(±5,973 SF basement, ±9,033 SF main,  
±3,060 SF upper). Zoned RS, permits up to  
65 townhouse units, with strong potential for  
greater density through rezoning due to  
proximity to Bonnie Doon LRT and alignment  
with the City’s intensification objectives.  
Ideal for developers pursuing infill or buyers  
seeking to repurpose or continue  
church/institutional use. Rare chance in a  
coveted, transit-oriented area with potential for  
long-term upside.

Built in 1978

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4450239                |
| Price      | \$4,800,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1978                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

Address 7907 86 Avenue



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Idylwylde |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6C 1J2   |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 91              |
| Zoning         | Zone 18         |

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Listing information last updated on October 27th, 2025 at 9:47pm MDT