

FOR SALE

±3.01 acres | multifamily
development land

11736 78 Street NW, Edmonton, Alberta T5B 2J2

Your Vision

Creating a high-demand, income-generating multifamily housing development that addresses the growing need for quality, affordable living spaces in a strategically located area.



Property Overview

Colliers is pleased to present an exciting multifamily development opportunity in the established community of Parkdale. Located at 11736 78 Street NW, this high-profile corner site sits at the intersection of 118th Avenue and 79th Street, offering exceptional visibility and accessibility in a neighborhood experiencing ongoing revitalization.

The property is positioned just west of the Edmonton Expo Centre, Northlands Racetrack and Casino and only minutes from Commonwealth Stadium and Borden Park, two of Edmonton's most prominent entertainment and event destinations. This unique location positions any future development to capitalize on the area's vibrant atmosphere and increasing demand for "urban village" living options.

The Coliseum Transit Centre is located directly across the street, while the Stadium LRT Station is also within walking distance—providing residents with convenient access to Edmonton's transit network and key city destinations.

Zoned for multifamily development, this property presents a rare opportunity for developers to bring a new residential offering to a central, highly connected, and entertainment-rich part of the city.

Municipal Address	11736 78 Street NW, Edmonton, AB T5B 2J2
Legal Address	Plan 8321708 Block 20A
Site Size	±3.01 acres
Zoning	DC2(Q) Site Specific Development Control Provision
Property Tax (est 2025)	\$105,230
Neighborhood	Parkdale
Sale Price	\$2,500,000-\$2,000,000



Current Permitted Uses

- A 21-storey residential apartment building, stepped down to 17 storeys to the west and 13 storeys to the south, comprising a total of 548 units, situated atop a one-storey commercial podium;
- A four-storey parkade providing 655 parking stalls;
- 44 medium-rise stacked townhouse units;
- Recreational facilities; and a community park.

Proposed Re-zoning

Located within the Exhibition Lands Redevelopment Plan, this site offers flexible rezoning potential to residential Mixed Use (RM) or Mixed Use (MU), allowing for a variety of high-density residential or mixed-use development options in line with the City's vision for a vibrant, transit-oriented community.





Location Overview

Parkdale is a historic central Edmonton neighborhood, originally developed in the early 20th century. Long home to working families, the area is now poised for a major transformation as part of the Exhibition Lands redevelopment. The City of Edmonton plans to revitalize Parkdale into a vibrant, inclusive, safe, and accessible urban village. The site will be served by two new stations on Edmonton's Capital LRT Line replacing the existing Coliseum Station.

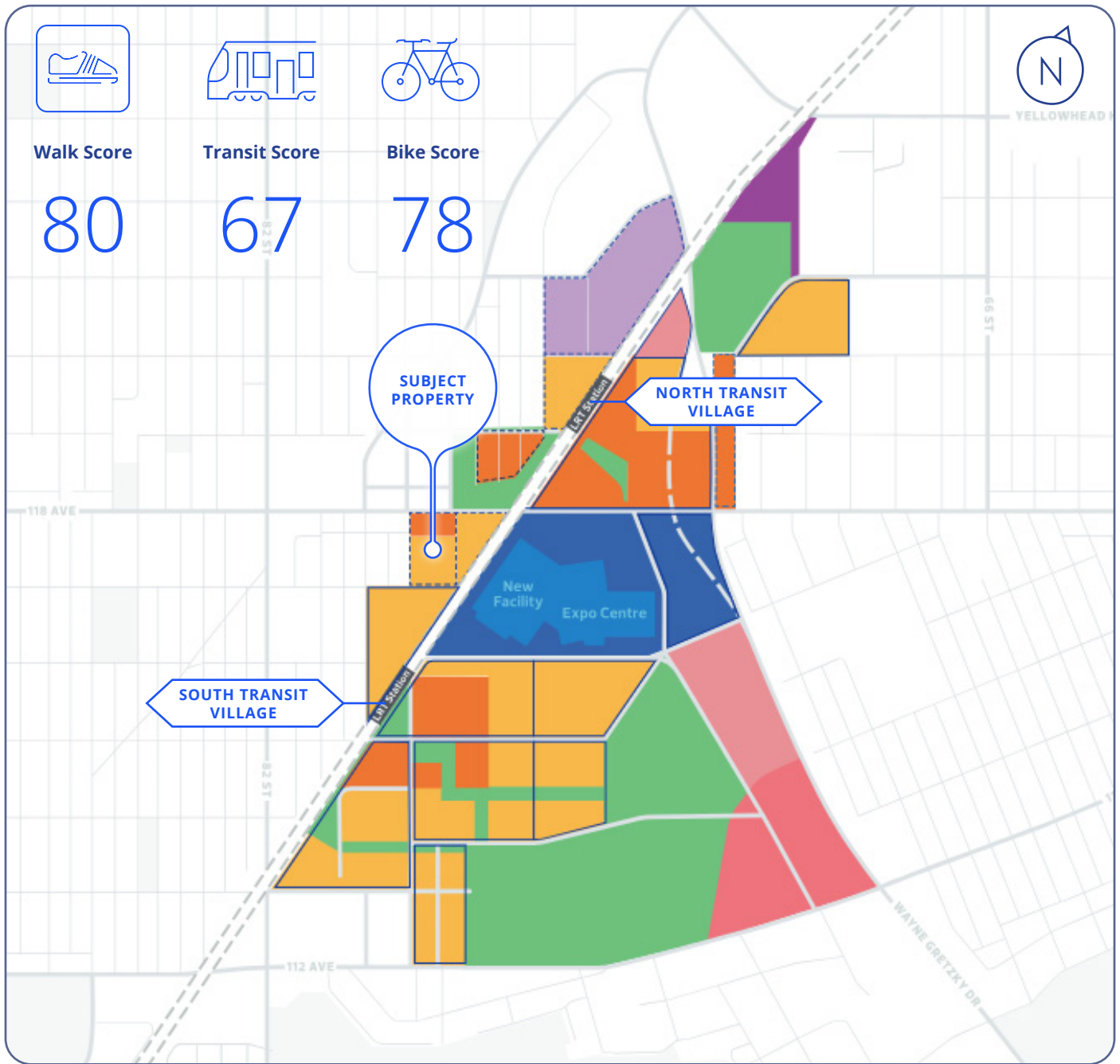
The South Transit Village will be a vibrant, transit-oriented community developed early in the Exhibition Lands project. Spanning 9.5 acres around the future LRT station at 115 Avenue, it will offer a mix of ground-oriented housing and small-scale commercial uses. Designed to encourage walkability and neighbourhood character, the village will feature integrated green spaces and multi-modal paths to support connectivity and mobility. A central Urban Plaza will serve as a community hub, activated by retail and services that promote a lively, welcoming environment.

The North Transit Village, located on the former Northlands Coliseum site, will encompass 15.5 acres and be developed in the later phases of the project. Anchored by a relocated LRT station at 119 Avenue and an integrated Transit Centre, this area will offer medium- to high-density mixed-use development. Like its southern counterpart, it will be centered around a dynamic Urban Plaza with commercial and public spaces that encourage social interaction. Proximity to major routes such as 118 Avenue and Wayne Gretzky Drive ensures strong connectivity to the wider city.

Together, the South and North Transit Villages will form key nodes within the Exhibition Lands, combining transit access, green space, and a diverse mix of housing and amenities to foster an inclusive, connected, and livable community.

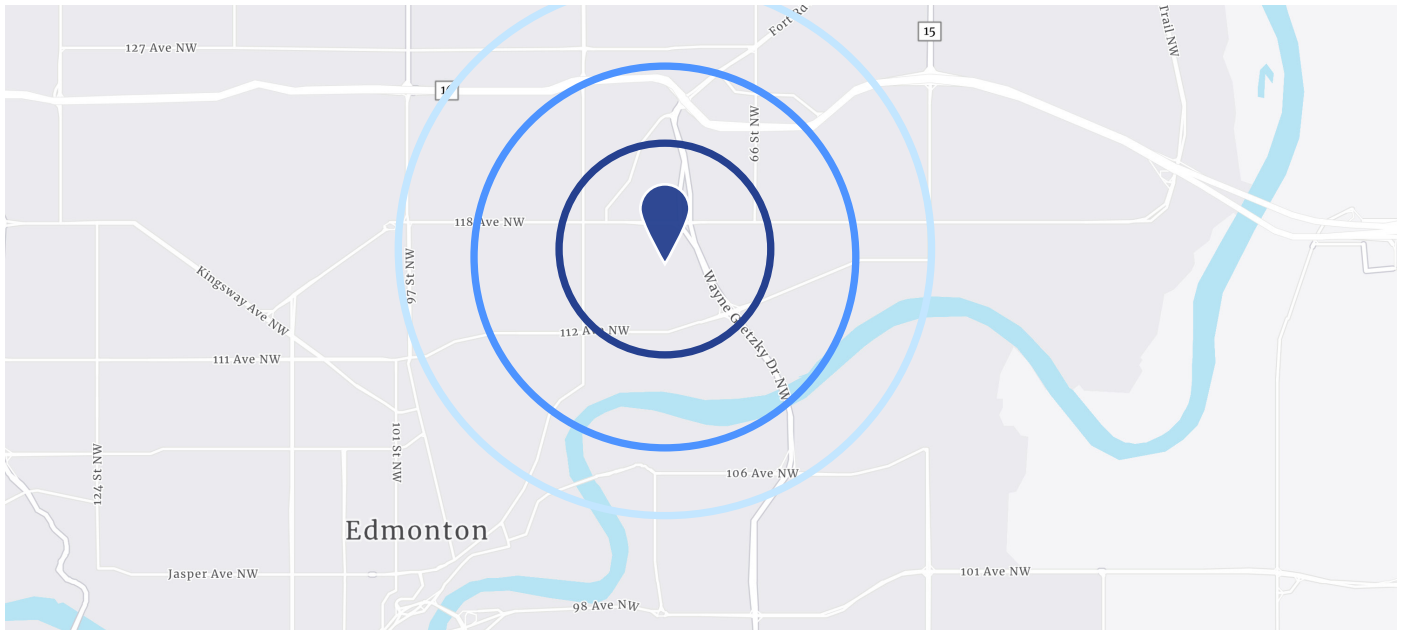
Key infrastructure upgrades will improve pedestrian and cyclist safety along 112 Avenue and Wayne Gretzky Drive. Within the site, upgrades will include 79 Street, 115 Avenue (with a new LRT crossing), and 80 Street. Major roads like Wayne Gretzky Drive and 112 Avenue will continue to link the community to Yellowhead Trail and the broader city.

This redevelopment will transform Parkdale into a connected, forward-looking neighborhood that reflects Edmonton's evolving urban vision.



Exhibition Lands Redevelopment Plan

- Ground-oriented Residential
- Vertical Mixed Use
- Horizontal Mixed Use
- Expo Centre
- Commercial / Employment
- Civic / Education Anchor
- Open Space
- Light Industrial / LRT Facility
- City Owned Redevelopment Lands
- Privately Owned Redevelopment Lands



Market Demographics

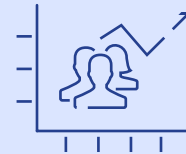
within 3 km radius



Population
70,500



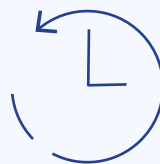
Median Age
39.9



Population Growth
4.2%



Median Household
Income
\$60,714



Day-Time Population
66,578

Amenity Map



Shopping

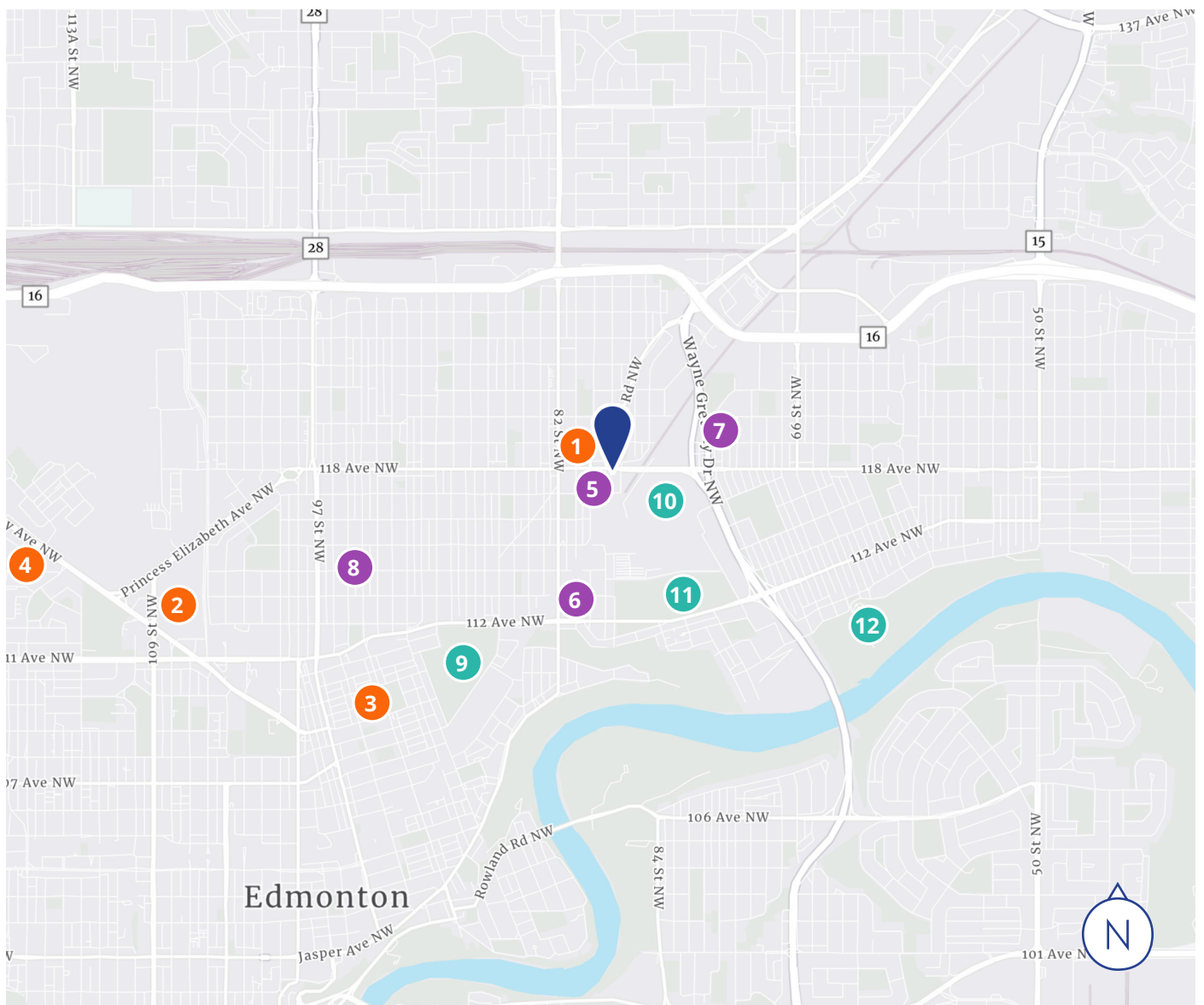


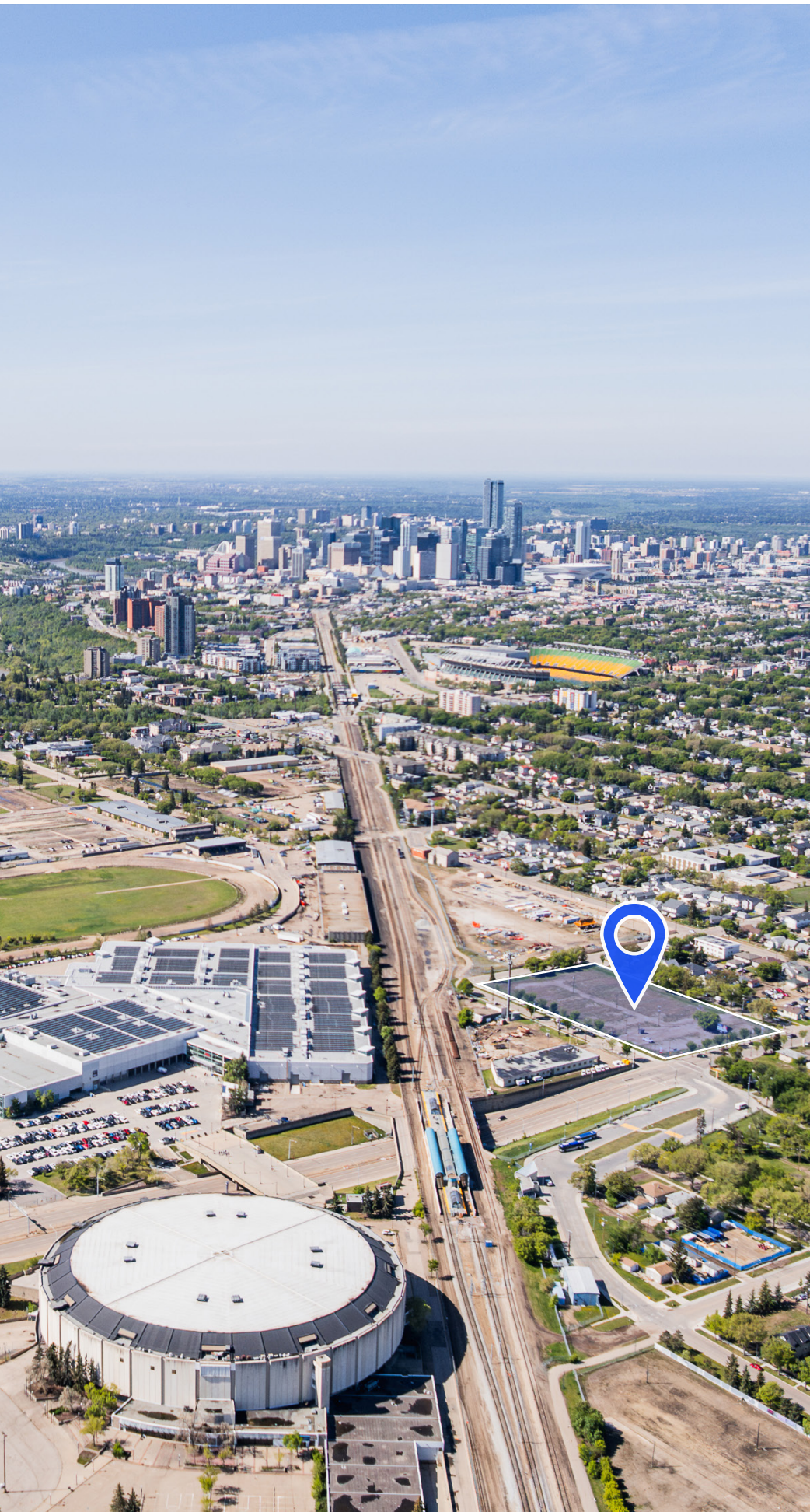
Restaurant



Entertainment

- | | | |
|-------------------------|---------------------------|----------------------------|
| 1. Freshco Coliseum | 5. Coliseum Steak & Pizza | 9. Commonwealth Stadium |
| 2. Kingsway Garden Mall | 6. McDonalds | 10. Northlands Expo Centre |
| 3. Italian Centre | 7. Tim Hortons | 11. Borden Park |
| 4. Canadian Tire | 8. Otto Food & Drink | 12. Highlands Golf Club |





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