

Property report

104 Avenue Nw, Downtown, Edmonton · 10827005

Prepared 29 October 2026 · edmonton-property-assessment.pages.dev · SAMPLE

This is not an official assessment notice, an appraisal or a land title search. It reads the City of Edmonton open data.

1. Money in dollars

Assessed value	\$619,289,000
Median, same class in Downtown	\$867,000
Median residential, Downtown	\$88,500
Median, same zoning in Edmonton	\$45,000

2. Land, use and zoning

Zoning	AED — Arena and Entertainment District Zone
Bylaw section	https://zoningbylaw.edmonton.ca/part-3-special-area-zones/downtown-special-area/325-aed-arena-entertainment-district-zone
Class / use	Non Residential / Commercial
Year of construction	—
Land size	— m ²
Short legal	—
Ward	O-day'min

3. Development permits at this address

Permits recorded	11
Most recent	2022-08-10
Classes	Discretionary Development · Permitted Development

What to check

- Title, owner and encumbrances: Alberta Land Titles (SPIN 2), paid.
- An assessment complaint goes to the Assessment Review Board within the deadline on the notice.

Sources

City of Edmonton open data — City of Edmonton Open Data Terms of Use. Medians computed by us on at least 11 properties. The civic number is not reproduced.