

Courtesy Of Kabir Brar Of Royal Lepage Magna

\$415,900 - 12072 95 Street, Edmonton

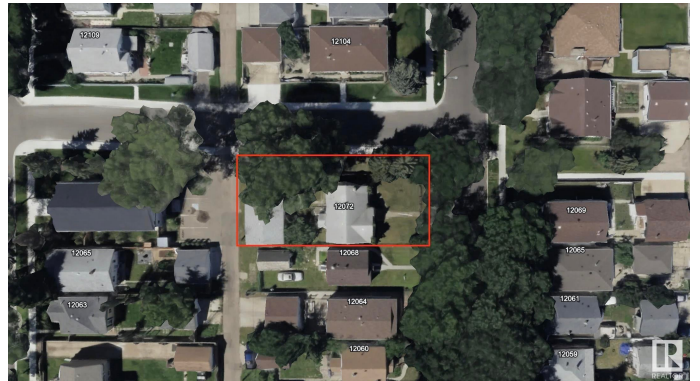
MLS® #E4414950

\$415,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Delton, Edmonton, AB

Attention Developers & Investors! Prime corner lot in the Delton neighbourhood, ready for your next project. This rectangular lot comes with blueprints for a fourplex, each unit designed to include legal basement suites. Add a garden suite, and you could have up to nine rental units generating great rental income. The seller has invested \$45,000 in demolition and lot preparation, including asbestos removal/inspection, and demolition clearances! Located close to universities, hospitals, shopping centers, schools, and more, this is a great opportunity to build in a high-demand area. Don't miss out!



Essential Information

MLS® #	E4414950
Price	\$415,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12072 95 Street
Area	Edmonton
Subdivision	Delton

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1M7

Exterior

Exterior Features Back Lane

Additional Information

Date Listed November 29th, 2024

Days on Market 127

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 10:47am MDT