\$344,900 - 12072 95 Street, Edmonton

MLS® #E4441061

\$344,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Delton, Edmonton, AB

Attention Developers & Investors! Prime corner lot available in the sought-after Delton neighbourhoodâ€"ready for your next project! This fully fenced, rectangular lot has already seen \$45,000 invested into demolition and site preparation, including asbestos removal, inspections, and demolition clearances. The sellers can also provide blueprints for a fourplex (each unit designed with a legal basement suite), and there may be potential to add a garden suiteâ€" plans subject to City approval. With the possibility of creating up to nine rental units, this property offers exceptional income potential. Conveniently located near universities, hospitals, shopping centres, schools, and more, this is a fantastic opportunity to build in a high-demand area. Don't miss out!



MLS® # E4441061 Price \$344,900

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, Corner Lot, Fenced, Flat Site, Level Land, Schools,

Shopping Nearby

Additional Information

Date Listed June 6th, 2025

Days on Market 131

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 October 15th, 2025 at 7:02pm MDT