

# \$415,900 - 12072 95 Street, Edmonton

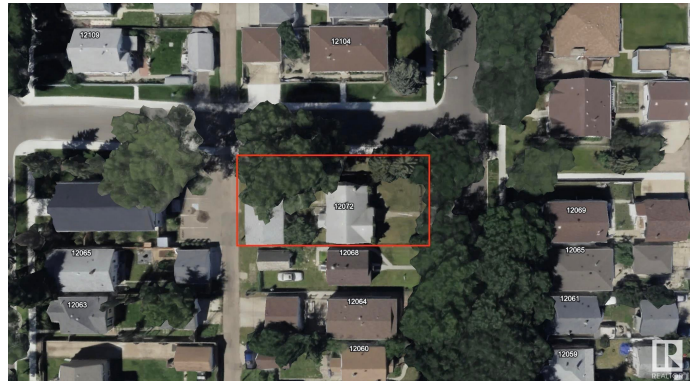
MLS® #E4414950

**\$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        132

Zoning                    Zone 05

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Listing information last updated on April 10th, 2025 at 5:17pm MDT