

## **\$249,900 - 12155 96 Street, Edmonton**

MLS® #E4433210

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention Developers, Builders & Investors!  
Prime 40x124 ft Corner Lot available in the  
desired neighborhood of Alberta Avenue ready  
for your next project. Tremendous Infill  
Opportunity in this Centrally Located RF3  
Zoned Lot. Conveniently located near  
Universities, NAIT, hospitals, shopping  
centers, schools, with a very quick and easy  
access to Downtown Edmonton. Nestled in a  
mature neighborhood with beautiful tree-lined  
streets, this cleared lot is ready for  
redevelopment. This is a very unique  
opportunity to build in a high-demand area  
with high Appreciation. Donâ€™t miss out!

### **Essential Information**

MLS® #	E4433210
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	12155 96 Street
Area	Edmonton
Subdivision	Alberta Avenue



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V9

### Exterior

Exterior Features Corner Lot, Flat Site, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

### Additional Information

Date Listed	April 28th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on April 30th, 2025 at 3:17am MDT