

## \$439,500 - 12024 56 Street, Edmonton

MLS® #E4457812

**\$439,500**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Newton, Edmonton, AB

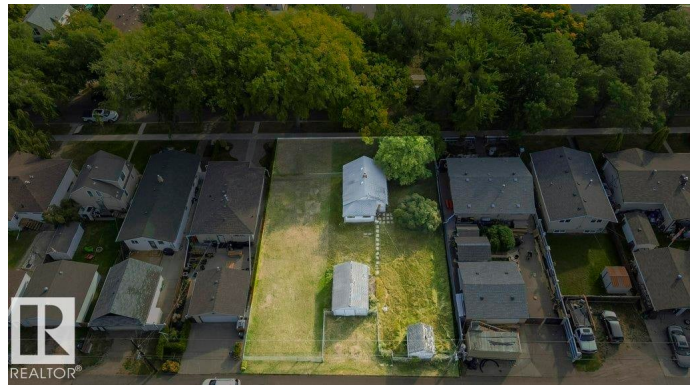
Here Is Your Opportunity! Calling all Builders, Investors and Contractors! Two side-by-side lots totaling 10,880 SqFt with a combined width of 88' and length of 123'. Build & design to accommodate various styles of residential projects with City of Edmonton approval. Zoned for Small Scale Residential (RS), the main permitted use is residential which includes, single detached, semi-detached, supportive, backyard, duplex, lodging, and row housing. Because the lots are interior (within the block vs a corner) the unit count is capped at 8 units regardless of the site size. The maximum height for a building is 10.5 m and the site coverage 45%. The possibilities are Endless! Rare Find at a very affordable price!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4457812        |
| Price     | \$439,500       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 12024 56 Street |
|---------|-----------------|



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Newton   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5W 3T1  |

## Exterior

Exterior Features    Back Lane, Flat Site, Public Transportation, Schools

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 06              |

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 September 15th, 2025 at 11:17pm MDT