

Courtesy Of Kabir Brar Of Royal Lepage Magna

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

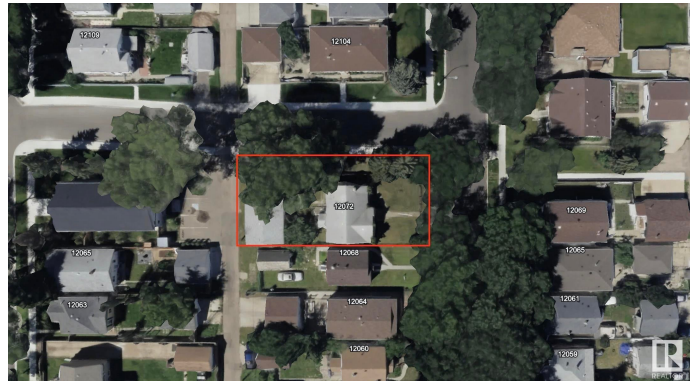
MLS® #E4414950

**\$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        103

Zoning                    Zone 05

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Listing information last updated on March 12th, 2025 at 5:47pm MDT