

# \$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 neighbourhood—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 suite—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!



## Essential Information

|           |                 |
|-----------|-----------------|
| 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 | 121            |
| 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 5th, 2025 at 10:32am MDT