

## \$360,000 - 12072 95 Street, Edmonton

MLS® #E4441061

**\$360,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

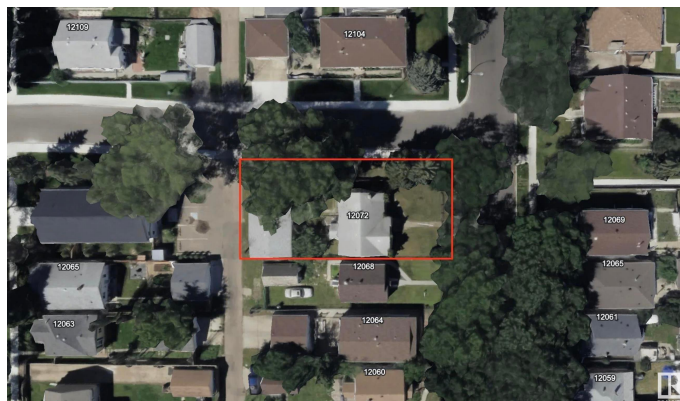
Delton, Edmonton, AB

Attention Developers & Investors! Prime corner lot available in the sought-after Delton neighbourhoodâ€”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 suiteâ€”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. Donâ€™t miss out!

### Essential Information

MLS® #	E4441061
Price	\$360,000
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	85
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 August 29th, 2025 at 10:02pm MDT