

## **\$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

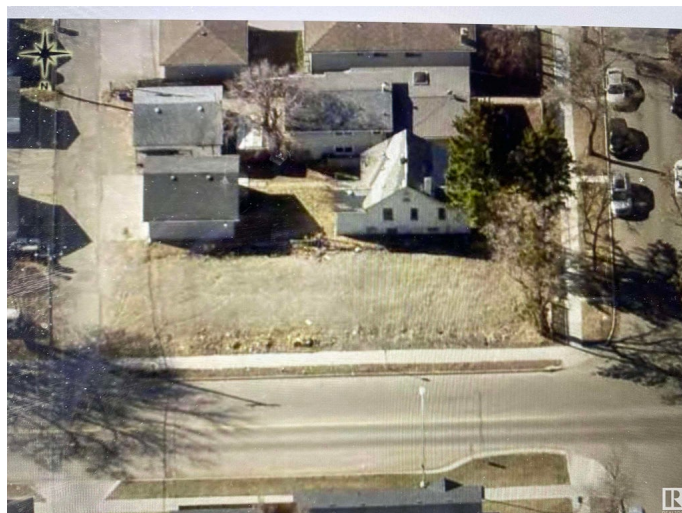
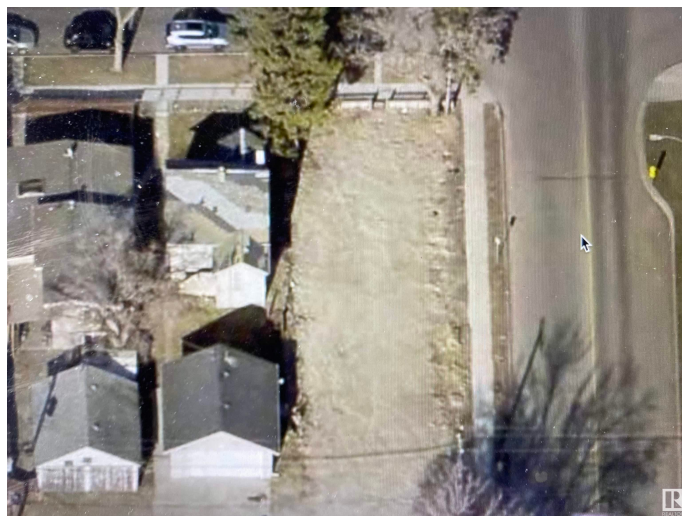
Attention Developers, Builders & Investors!  
Prime 40x124 ft Corner Lot available in the  
desired neighborhood of Alberta Avenue ready  
for your next project. Tremendous Infill  
Opportunity in this Centrally Located RF3  
Zoned Lot. Conveniently located near  
Universities, NAIT, hospitals, shopping  
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. Don'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 | 3                |
| Zoning         | Zone 05          |

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Listing information last updated on May 1st, 2025 at 6:17am MDT