

# \$380,000 - 12072 95 Street, Edmonton

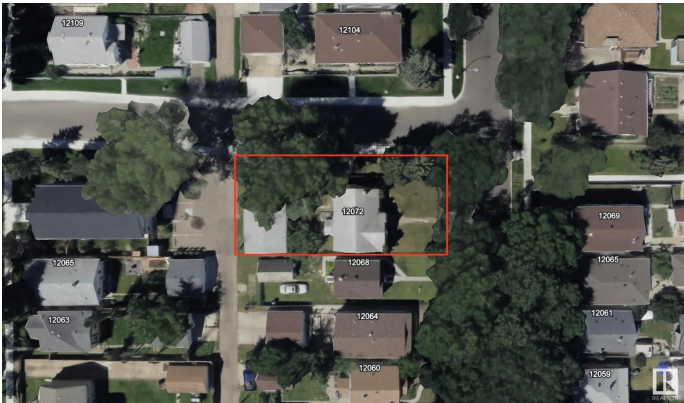
MLS® #E4441061

**\$380,000**

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 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!



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	58
Zoning	Zone 05

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Listing information last updated on August 3rd, 2025 at 12:02am MDT