

\$210,000 - 12018 95 Street, Edmonton

MLS® #E4462533

\$210,000

3 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

An exceptional opportunity for builders, developers, and investors—this 33' x 125' lot in the heart of Edmonton presents outstanding potential for new construction or redevelopment. Currently occupied by a 1912 1.5-storey, 994 sq. ft. home with three bedrooms and one bathroom, the property offers a valuable footprint for those looking to design and build a modern residence or an investment property. The existing structure features a bright living room, a spacious kitchen, and a partly finished basement, providing flexibility for interim use or renovation while planning your project. The lot's size, location, and accessibility make it an attractive choice for infill development. With a large fenced backyard, proximity to schools, public transit, and just minutes to downtown Edmonton, this property combines a central location with strong potential for growth and value. Seize the chance to transform this character property into a contemporary build or a high-yield investment.

Built in 1912

Essential Information

MLS® # E4462533

Price \$210,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,003
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	12018 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1M7

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Delton School
------------	---------------

Middle	Westmount School
High	Inner City High School

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
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 19th, 2025 at 9:32am MDT