

## \$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 | 8                  |
| 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 25th, 2025 at 11:02am MDT