

\$434,900 - 12107 123 Street, Edmonton

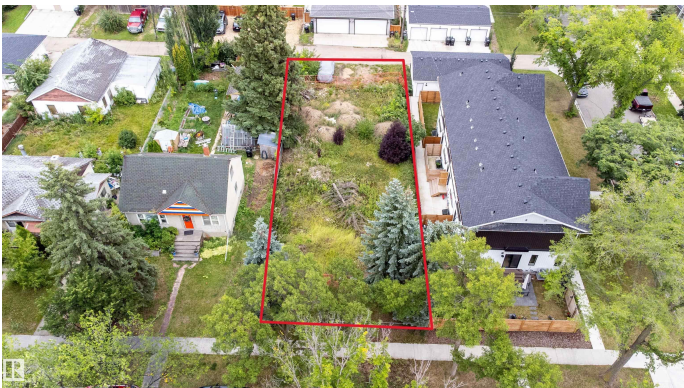
MLS® #E4454360

\$434,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Shovel-ready and fully approved, this 50â€™
Ã— 141â€™ lot in Prince Charles offers a
rare, turnkey infill opportunity backed by
Edmontonâ€™s ongoing push for sustainable
urban growth. The sale includes vacant land,
full development and building permits,
servicing, and complete architectural plans for
an 8-unit project (triplex + 2 garage suites).
Grandfathered under the cityâ€™s previous
RS zoning, it allows greater flexibility than
todayâ€™s regulationsâ€”no demolition, no
red tape, and no permitting delays. Positioned
on a quiet, tree-lined street near 124 Street,
downtown, and major transit routes, the site
also benefits from proximity to the rapidly
developing Blatchford districtâ€”a city-backed
master-plan community set to expand with
new LRT connections, parks, schools, and
mixed-use amenities. For builders and
investors alike, this property delivers
immediate readiness and long-term upside in
one of northwest Edmontonâ€™s most active
redevelopment corridors.



Essential Information

MLS® #	E4454360
Price	\$434,900
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12107 123 Street
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0H4

Exterior

Exterior Features	Back Lane, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
-------------------	---

Additional Information

Date Listed	August 22nd, 2025
Days on Market	73
Zoning	Zone 04

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 November 3rd, 2025 at 7:32am MST