

## \$434,900 - 12107 123 Street, Edmonton

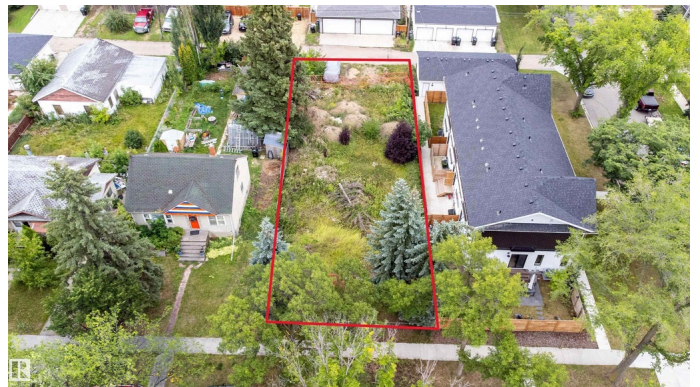
MLS® #E4454360

**\$434,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Shovel-ready and fully approved, this 50' Ã— 141' lot in Prince Charles delivers a rare turnkey infill opportunity. Sale includes the vacant land, full development & building permits, servicing, and complete architectural plans for an 8-unit project (triplex + two garage suites). Grandfathered under the previous RS zoning, this site offers flexibility beyond today's regulations—no demolition, no permitting delays. Positioned on a quiet, tree-lined street near 124 Street, downtown, and major transit routes. With the recent municipal election fresh in mind, the City of Edmonton has renewed its focus on the Blatchford district—committed to accelerated LRT expansion, new parks, schools and mixed-use growth. For builders and investors looking for immediate pick-up, long-term upside and even a creative purchase structure, this property is one of northwest Edmonton's most strategic redevelopment opportunities.



### 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 | 78                |
| Zoning         | Zone 04           |

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Listing information last updated on November 8th, 2025 at 1:32am MST