

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

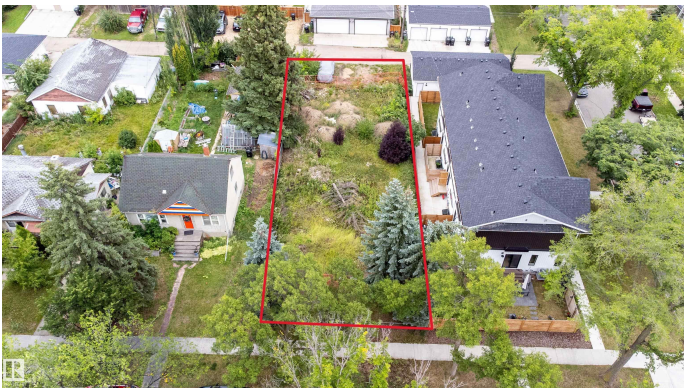
MLS® #E4454360

**\$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 | 71                |
| Zoning         | Zone 04           |

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Listing information last updated on November 1st, 2025 at 4:17pm MDT