

\$439,500 - 12024 56 Street, Edmonton

MLS® #E4457812

\$439,500

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Newton, Edmonton, AB

Here Is Your Opportunity! Calling all Builders, Investors and Contractors! Two side-by-side lots totaling 10,880 SqFt with a combined width of 88' and length of 123'. Build & design to accommodate various styles of residential projects with City of Edmonton approval. Zoned for Small Scale Residential (RS), the main permitted use is residential which includes, single detached, semi-detached, supportive, backyard, duplex, lodging, and row housing. Because the lots are interior (within the block vs a corner) the unit count is capped at 8 units regardless of the site size. The maximum height for a building is 10.5 m and the site coverage 45%. The possibilities are Endless! Rare Find at a very affordable price!



Essential Information

MLS® #	E4457812
Price	\$439,500
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12024 56 Street
---------	-----------------

Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3T1

Exterior

Exterior Features Back Lane, Flat Site, Public Transportation, Schools

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	Zone 06

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 September 16th, 2025 at 1:32pm MDT