

## \$388,900 - 12331 77 Street, Edmonton

MLS® #E4425620

**\$388,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Amazing opportunity to build a 4Plex, or another development, Already subdivided, measuring 75 by 122 foot lot in the Elmwood Park area! Build a home for yourself, or occupy one of the units as your primary residence and benefit from rental income from the other unit! This lot enjoys a beautiful tree lined street. Very walkable location. Walking distance to schools, Excellent restaurants and coffee shops, blocks away, a Great upside with central location close to downtown, Yellow Head & and other major routes! NO demolition costs, NO asbestos removals, serviced lot, this lot is turn key and ready to go! The seller has a total of 3 lots side by side being sold as a package. Back alley access for easy construction access - ready to go! SERVICED LOT.



### Essential Information

MLS® #	E4425620
Price	\$388,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	12331 77 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2H2

## Exterior

Exterior Features   Public Transportation, Schools, Shopping Nearby

## Additional Information

Date Listed	March 13th, 2025
Days on Market	49
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 May 1st, 2025 at 5:17am MDT