

## \$439,900 - 12107 123 Street, Edmonton

MLS® #E4454360

**\$439,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Shovel-ready and fully approved, this 50' x 141' lot in Prince Charles offers a rare turnkey infill opportunity. The sale includes vacant land, full development and building permits, servicing, and complete architectural plans for an 8-unit build (triplex + 2 garage suites). Grandfathered under Edmonton's former RS zoning, this project benefits from greater flexibility than what's allowed today—no demolition, red tape, or permitting delays. Located on a quiet street near 124 St, downtown, and transit, the lot also sits just west of the upcoming Blatchford community: a major urban hub-in-progress with its own LRT stop, central park, school, and future market district. Whether you're building to hold or sell, this listing eliminates the friction and lets you move straight into construction with valuable time, cost, and approval advantages already in place.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4454360        |
| Price     | \$439,900       |
| 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 | 29                |
| Zoning         | Zone 04           |

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Listing information last updated on September 20th, 2025 at 12:32pm MDT