

# \$439,500 - 12024 56 Street, Edmonton

MLS® #E4457812

**\$439,500**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Newton, Edmonton, AB

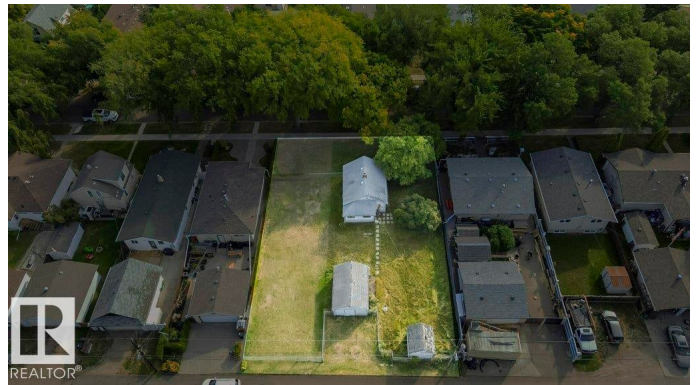
Here Is Your Opportunity! Calling all Builders, Investors and Contractors! Two side-by-side lots totaling 10,880 SqFt with a combined width of 88' and length of 123'. Build & design to accommodate various styles of residential projects with City of Edmonton approval. Zoned for Small Scale Residential (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
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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	7
Zoning	Zone 06

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Listing information last updated on September 22nd, 2025 at 11:32am MDT