

## \$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

Build-ready and fully approved, this 50'™ x 141'™ lot in Prince Charles offers a rare turnkey opportunity with everything in place—the purchase includes vacant land, full development and building permits, servicing, and complete architectural plans. Approved for a triplex with two garage suites (8 units total), the project is grandfathered under Edmonton's previous RS zoning rules, allowing for greater flexibility than newly submitted applications under current regulations. The site is cleared and construction-ready, eliminating months of demolition, permitting, and servicing delays. Located on a quiet, tree-lined street in one of Edmonton's most active infill communities, and steps from 124 Street, parks, downtown, and transit—this is infill development at its most efficient, with time, cost, and approval advantages already built in.



### 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	21
Zoning	Zone 04

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 12th, 2025 at 5:47pm MDT