

## \$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 | 48               |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT