

Courtesy Of Thamir Sharif Of Sable Realty

## \$450,000 - 12213 125 Street, Edmonton

MLS® #E4438495

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Investor alert with this amazing rare opportunity. All the hard long word has already been done in getting this lot ready for construction. Capitalize on the current MLI program with this Lot that is ready to go with DP issuance any day now. Save months of waiting for disconnects, demolition, permits. The lot is ready to go with shovels in the ground right away. 50x150 lot. comes with Architectural plans. Structural Engineering, Energy Package, Mechanical servicing plans, Grading Plan, Plot plan. All are transferable to the new buyer or you can hire the existing builder to build for you. Plans include 3 bedrooms above grade, 2 bedrooms below grade. Separate entrance to the mechanical room. Prince Charles is fast becoming one of Edmonton's premier infill communities bringing life back with several developments in the area. Close to amenities, schools, parks, downtown core, the vibrant 124 st and steps away from the Yellowhead Trail.



### Essential Information

MLS® #	E4438495
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Type	Single Family

Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	12213 125 Street
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0S9

### Exterior

Exterior Features	Back Lane
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### Additional Information

Date Listed	May 26th, 2025
Days on Market	21
Zoning	Zone 04

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Listing information last updated on June 16th, 2025 at 7:47pm MDT