

## \$399,900 - 12326 103 Street, Edmonton

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MLS® #E4458647

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Rare Opportunity! This vacant RS-zoned lot (40' x 150' / 6070 sq.ft.) is ideally located just steps from NAIT, Royal Alexandra Hospital, Glenrose, MacEwan University, and Kingsway Mall. Skip the demolition and abatement—this lot is ready for immediate development. Development Permit is Approved & Building Permit is in process for a Side by Side Duplex with Legal Basement Suites and 2 Garden Suites above the Garages. Total 6 units. RS zoning allows for low-density multi-family housing such as duplexes, triplexes, or row housing. Prime central location with strong rental demand and excellent access to transit, amenities, and schools. A rare infill opportunity in a high-growth area!



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4458647        |
| Price     | \$399,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                  |
|---------|------------------|
| Address | 12326 103 Street |
|---------|------------------|

|             |                     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2K3             |

**Exterior**

Exterior Features    Back Lane, Flat Site, Shopping

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 08              |



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Listing information last updated on November 5th, 2025 at 8:02am MST