

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

---

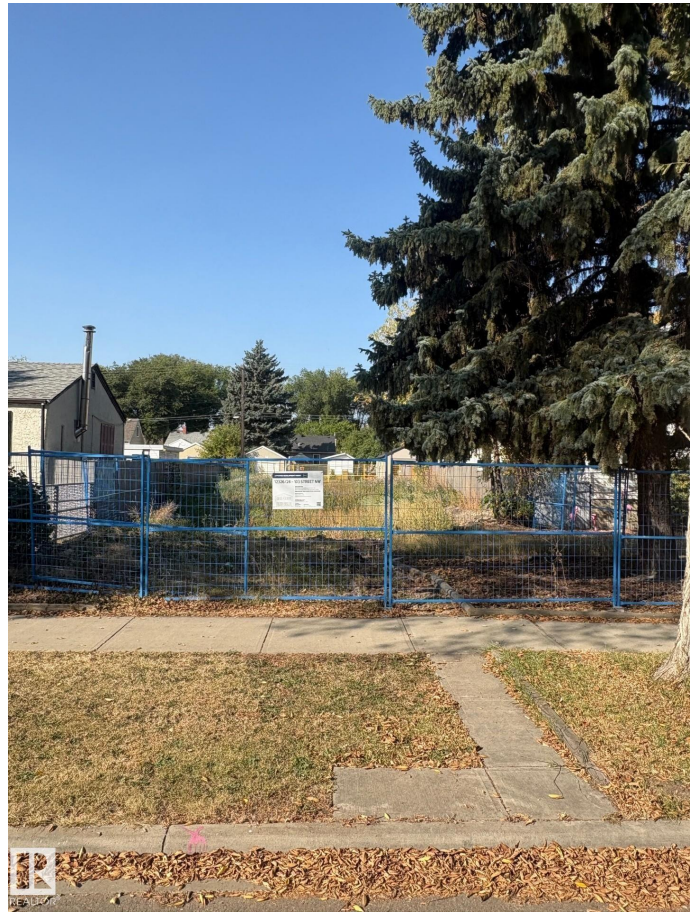
MLS® #E4458647

### \$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 1  
Zoning Zone 08



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 20th, 2025 at 2:17am MDT