

## \$450,000 - 12109 Aspen Drive, Edmonton

MLS® #E4432444

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Aspen Drive West DREAM LOT!! NOT A SKINNY LOT, 34' x 120' (3665.8 SF lot). This lot is FULLY SERVICED FROM EPCOR. Not too often will you be able to build your dream home in Aspen Drive for this price! Located in one of Edmonton's most desirable neighborhoods and Streets. Beautiful views, great location, facing Ravine. The area offers top schools (WESTBROOK/VERNON BARFORD/HARRY AINLAY) and easy access to the UofA and Downtown. The house will be removed prior to possession. See exact lot dimensions in pictures. The South/West Lot is the lot for sale.

### Essential Information

MLS® #	E4432444
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	12109 Aspen Drive
Area	Edmonton
Subdivision	Aspen Gardens



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2B8

## Exterior

Exterior Features    Level Land, Ravine View, Schools, Ski Hill Nearby

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 16

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 May 2nd, 2025 at 3:17am MDT