

## \$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          |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT