

\$580,000 - 12436 St Albert Trail, Edmonton

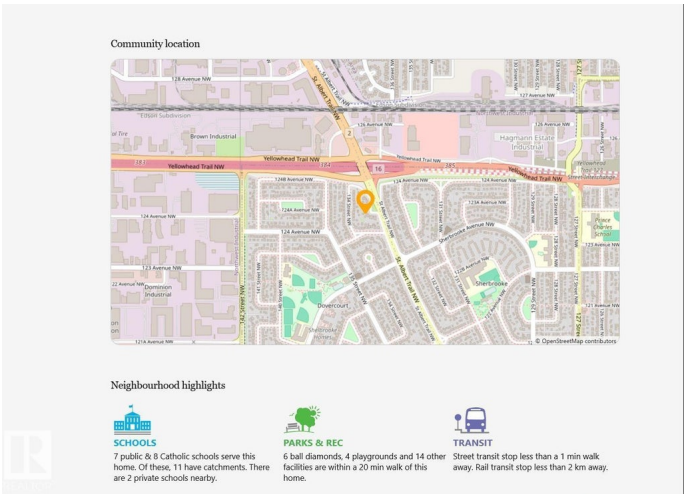
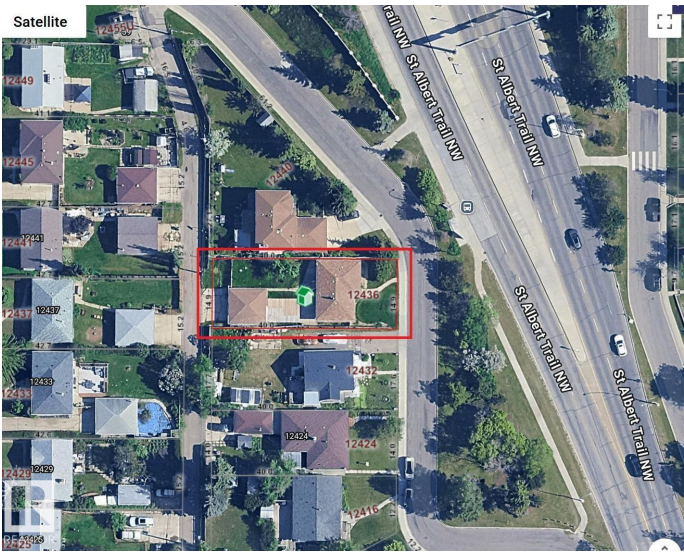
MLS® #E4460364

\$580,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Investor Alert – Redevelopment Opportunity on St. Albert Trail! Whether you plan to redevelop, densify, hold for appreciation, or build your dream home, this location positions you just minutes from all major routes. This property delivers exceptional access, visibility, and long-term upside. This rare property offers direct frontage on one of Edmonton’s busiest commuter routes with a bus stop at the front door, ensuring unmatched visibility and accessibility. Just south of Yellowhead Trail and surrounded by established communities like Dovercourt and Sherbrooke, the site is ideally positioned for multi-family, mixed-use, or long-term hold strategies. With Edmonton and St. Albert markets showing strong year-over-year growth and many properties selling above list – this corridor offers a prime opportunity to secure a high-exposure site at true land-value pricing. The land is located at 12436 St. Albert Trail and is currently rented. Pricing reflects land value only. The lot measures 596.6 m² (6,421 sqft)



Essential Information

MLS® #	E4460364
Price	\$580,000
Bathrooms	0.00

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12436 St Albert Trail
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4H1

Amenities

Parking	Double Garage Detached
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Interior

Heating	Natural Gas
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Exterior

Exterior Features	See Remarks
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Additional Information

Date Listed	October 1st, 2025
Days on Market	50
Zoning	Zone 04

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Listing information last updated on November 20th, 2025 at 6:32pm MST