# \$350,000 - 11948 88 Street, Edmonton

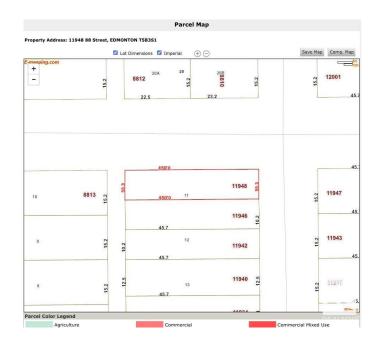
MLS® #E4444142

### \$350,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Discover the potential of this spacious 33' x 150' corner lot located in the rapidly transforming central community of Eastwood. Surrounded by a wave of infill development, the area is home to new duplexes, skinny homes, fourplexes, and triplexesâ€"making this an ideal investment for builders and developers. Directly across the street is a cash-flow positive 8-plex, highlighting the strong rental demand and income potential in the area. With the ability to build up to 6 units, this property may also qualify for the CMHC MLI Select program, offering added financial incentives for the right project. Seller is open to a JV with a builder. An older, boarded-up home currently sits on the lot. Whether you're looking to build and hold, or sell upon completion, this is an exceptional opportunity in a growing urban neighborhood.



# **Essential Information**

MLS® # E4444142 Price \$350,000

Bathrooms 0.00 Acres 0.00

Type Single Family
Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 11948 88 Street

Area Edmonton
Subdivision Eastwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3S1

#### **Exterior**

Exterior Features Corner Lot, Schools, Shopping Nearby, Subdividable Lot, View

Downtown, See Remarks

### **Additional Information**

Date Listed June 24th, 2025

Days on Market 62

Zoning Zone 05

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 August 25th, 2025 at 9:17pm MDT