

\$600,000 - 12436 St Albert Tr Nw, Edmonton

MLS® #E4460364

\$600,000

4 Bedroom, 1.00 Bathroom, 923 sqft
Single Family on 0.15 Acres

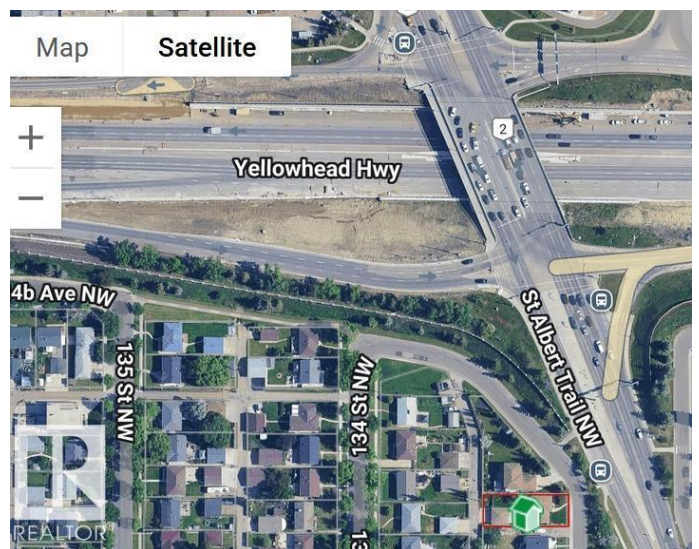
Dovercourt, Edmonton, Alberta

Investor Alert – Redevelopment Opportunity on St. Albert Trail! 12436 St. Albert Trail NW is offered at \$600,000 and sold as-is, land value only. Sitting on a 596.6 m² lot (6,421 sq. ft. / 0.15 acres), 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 properties selling above list, this corridor presents a prime opportunity to secure a high-exposure site at true land value pricing. Redevelop, densify, or hold for appreciation – this property delivers location, access, and future upside. (id:6289)

Built in 1955

Essential Information

Listing #	E4460364
Price	\$600,000
Bedrooms	4
Bathrooms	1.00
Square Footage	923
Acres	0.15
Year Built	1955
Type	Single Family



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12436 St Albert Tr Nw
Subdivision	Dovercourt
City	Edmonton
Province	Alberta
Postal Code	T5L4H1

Amenities

Features	See remarks
Parking	Detached Garage
# of Garages	1

Interior

Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Exp Realty
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Listing information last updated on October 17th, 2025 at 1:01am MDT