

# \$600,000 - 12436 St Albert Trail, Edmonton

MLS® #E4460364

**\$600,000**

4 Bedroom, 1.00 Bathroom, 923 sqft  
Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

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 m<sup>2</sup> 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.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460364  |
| Price          | \$600,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 923       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                             |
|--------------|-----------------------------|
| Appliances   | None                        |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplaces   | Insert                      |
| Stories      | 2                           |
| Has Basement | Yes                         |
| Basement     | Partial, Partially Finished |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 04           |

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Listing information last updated on October 21st, 2025 at 7:47am MDT