

# \$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 triplexes—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 | 7               |
| Zoning         | Zone 05         |

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Listing information last updated on July 1st, 2025 at 2:03pm MDT