

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

MLS® #E4460364

**\$600,000**

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

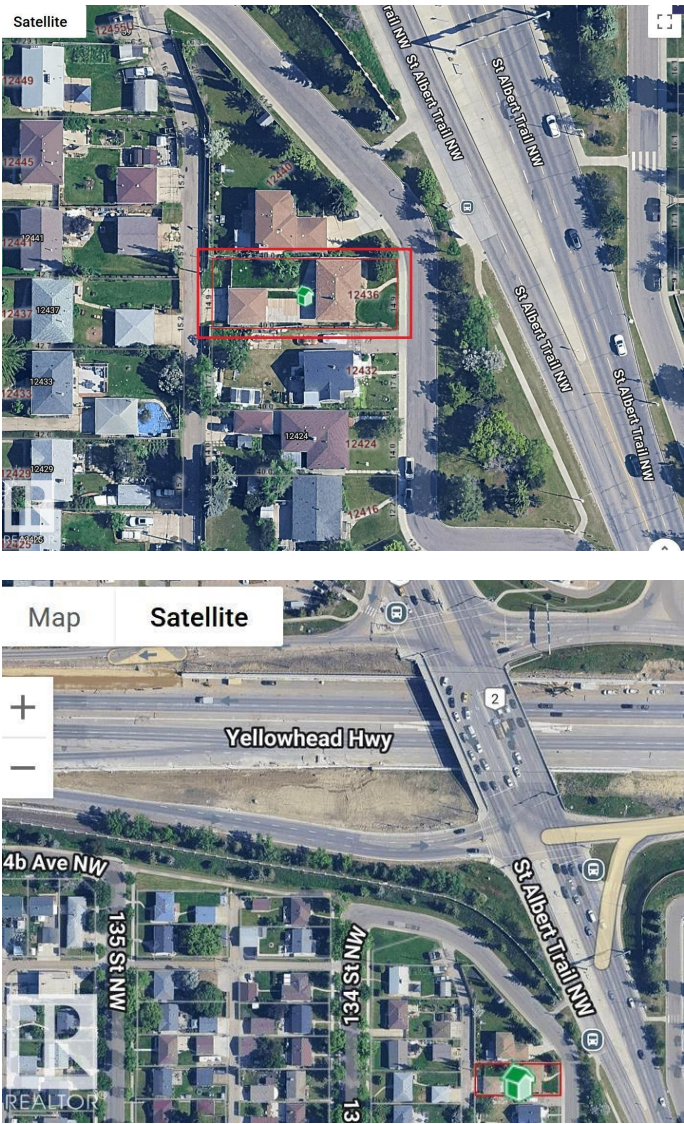
Dovercourt, Edmonton, AB

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
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	1
Zoning	Zone 04

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Listing information last updated on October 2nd, 2025 at 5:32pm MDT