

# \$1,100,000 - 8105 95a Street, Edmonton

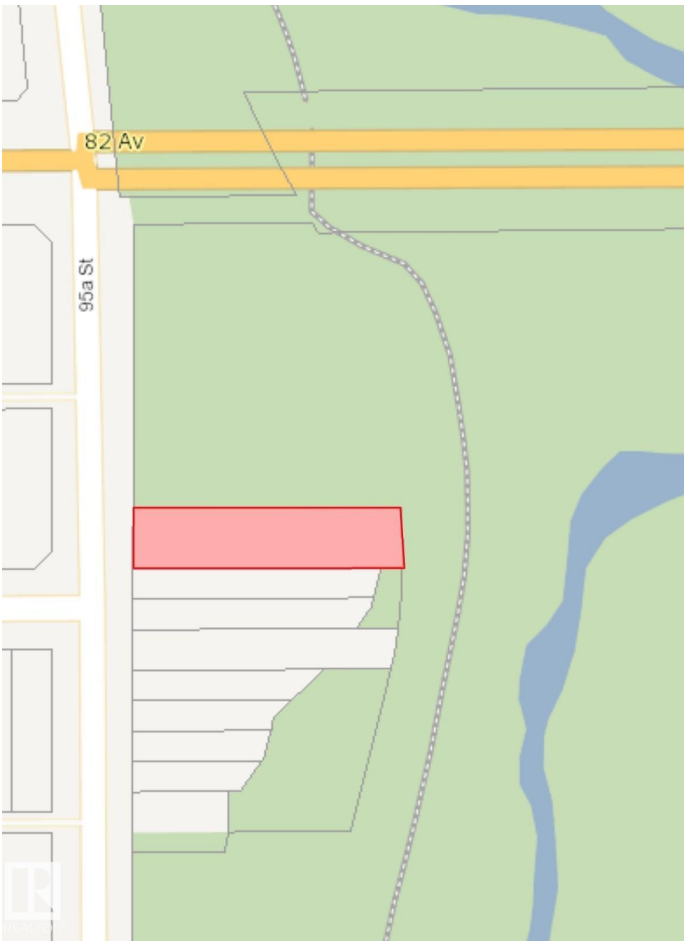
MLS® #E4454229

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Location, Location, Location! A rare opportunity to own a one-of-a-kind vacant lot backing onto Mill Creek Ravine in the highly sought-after Ritchie neighbourhood. This RF3-zoned lot spans an impressive 10,781 sq. ft. (49.2â€™ x 217.5â€™), backing north onto City parkland. Whether you’re looking to design your forever dream home or seize an investment opportunity, the potential here is endless. This lot is the largest of its kind—double the size of neighbouring parcels—offering unmatched space and possibilities. Perfectly located, you’re just minutes from the University of Alberta, Bonnie Doon Mall, Downtown Edmonton, and only steps away from the vibrant energy of Whyte Avenue. This is truly a must-see property in one of Edmonton’s most desirable communities.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4454229        |
| Price     | \$1,100,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8105 95a Street |
| Area        | Edmonton        |
| Subdivision | Ritchie         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6C 3Y1         |

Amenities

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cr<br>Swimming Pool, Ravine View |
|-------------------|---------------------------------------------------------|

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 17           |



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Listing information last updated on November 3rd, 2025 at 7:47pm MST