

# \$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  
Swimming Pool, Ravine View

Additional Information

Date Listed August 22nd, 2025  
Days on Market 29  
Zoning Zone 17



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Listing information last updated on September 19th, 2025 at 10:32pm MDT