

\$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 54
Zoning Zone 17



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 15th, 2025 at 3:32am MDT