\$219,900 - 12909 69 Street, Edmonton

MLS® #E4452545

\$219,900

0 Bedroom, 1.00 Bathroom, Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to the tree lined street of Balwin and this fantastic development opportunity. This 50' x 120' lot is perfectly located close to schools, grocery stores, Londonderry Mall, and Yellowhead Freeway which makes it an infill dream. Designs for a duplex with basements suites have already been drafted. This is one opportunity not to be missed.



MLS® # E4452545

Price \$219,900

Bathrooms 1.00

Full Baths 1

Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

Community Information

Address 12909 69 Street

Area Edmonton

Subdivision Balwin

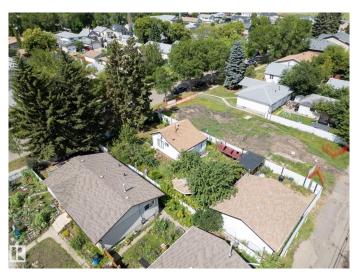
City Edmonton
County ALBERTA

Province AB

Postal Code T5C 0H3







Amenities

Parking Double Garage Detached

Interior

Heating Natural Gas

Exterior

Exterior Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Additional Information

Date Listed August 12th, 2025

Days on Market 64

Zoning Zone 02

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 6:02pm MDT