

## \$224,900 - 12911 69 Street, Edmonton

MLS® #E4417651

**\$224,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

\*\*\*\*\*INFILL ALERT\*\*\*\*\* BUILD TWO HOUSES ON THE PRICE OF ONE LOT!! 50' X 116' INFILL LOT WITH TEAR DOWN BUILDING ON IT ( 539.938 SQ METRES). ATCO GAS LINE AND METER REMOVED EPCOR WATER METER DISCONNECTED. ZONED RS RF3. HOUSE HAS PRE APPROVAL PERMIT READY TO BE DEMOLISHED. GREAT LOCATION! SHORT WALK TO SCHOOLS AND PUBLIC TRANSPORTATION, QUITE TREE-LINED STREET. THE PROPERTY IS BEING SOLD FOR LAND VALUE ONLY. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. EASY ACCESS TO YELLOW HEAD TRAIL & THE ANTHONY HENDAY. BRING OFFERS!

### Essential Information

MLS® #	E4417651
Price	\$224,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information



Address	12911 69 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H3

### **Exterior**

Exterior Features Back Lane, Flat Site, Level Land, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks

### **School Information**

Elementary	Balwin School
Middle	Balwin School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	63
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 March 14th, 2025 at 5:47am MDT