

\$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.

Essential Information

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 9

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 August 20th, 2025 at 11:32pm MDT