

\$219,900 - 12909 69 Street, Edmonton

MLS® #E4452545

\$219,900

1 Bedroom, 1.00 Bathroom, 502 sqft

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.

Built in 1944

Essential Information

MLS® #	E4452545
Price	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12909 69 Street
Area	Edmonton



Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H3

Amenities

Amenities	Parking-Extra, Parking-Visitor
Parking	Double Garage Detached

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	Zone 02

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Listing information last updated on August 13th, 2025 at 7:47am MDT