# \$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.



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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

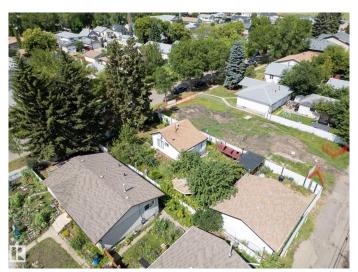
City Edmonton
County ALBERTA

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 2

Zoning Zone 02

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Listing information last updated on August 14th, 2025 at 8:32pm MDT