

## \$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        2

Zoning                      Zone 02

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