

# \$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        64

Zoning                      Zone 02

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