

## \$140,000 - 12005 69 Street, Edmonton

MLS® #E4460328

**\$140,000**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Builders and investors â€“ hereâ€™s your chance to create something special in Edmontonâ€™s vibrant Montrose community. This RF3-zoned lot measures 389 m<sup>2</sup> (approx. 10.1 m x 38.7 m) and backs directly onto a beautiful park, offering a highly desirable setting for new infill. With zoning that allows for duplexes, semi-detached, or row housing, the possibilities are wide open to design a project that will stand out and attract strong interest. The existing home and garage are included and sold as-is, where-is, making this a true lot-value sale with endless potential. Montrose is a growing neighborhood with schools, shopping, transit, Yellowhead Trail, and downtown all within easy reach. With revitalization well underway, this is the perfect time to invest and bring your vision to life in a welcoming and well-connected location.

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4460328        |
| Price      | \$140,000       |
| Lease Rate | \$10            |
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12005 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S7             |

**Amenities**

|         |                        |
|---------|------------------------|
| Parking | Single Garage Detached |
|---------|------------------------|

**Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

**Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Schools |
|-------------------|--------------------------------------------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 06           |

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Listing information last updated on October 12th, 2025 at 4:17pm MDT