

\$140,000 - 12005 69 Street, Edmonton

MLS® #E4460328

\$140,000

1 Bedroom, 1.00 Bathroom, 870 sqft

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 m² (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.

Built in 1946

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4460328 |
| Price | \$140,000 |
| Lease Rate | \$10 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 870 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1946 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| 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

| | |
|-----------|------------------------|
| Amenities | Infill Property |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

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

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