

\$220,000 - 12811 71 Street, Edmonton

MLS® #E4464182

\$220,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Fantastic opportunity for developers, builders, or investors. This 33' x 130' wide rectangular lot is ideally located mid-block in the up-and-coming community of Balwin. Property is located right next to Zoie Gardenir Playground and within walking distance to schools, playgrounds, public transit and Balwin Community Hall. Easy access to Yellowhead Trail and major amenities along Fort Road and Manning Drive. Lot is zoned as RS - Small Scale Residential which includes multiple infill options!

Essential Information

MLS® #	E4464182
Price	\$220,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12811 71 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA



Province AB
Postal Code T5C 0M3

Exterior

Exterior Features Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby

Additional Information

Date Listed October 31st, 2025
Days on Market 3
Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on November 3rd, 2025 at 2:32pm MST