

\$254,900 - 12610 69st, Edmonton

MLS® #E4441506

\$254,900

2 Bedroom, 1.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this 1071 sq ft bungalow offering great potential in a prime location, ideal for redevelopment or a handyman project! Featuring 2 bedrooms and a 4-piece bath on the main floor, this home sits on a generous 45' x 120' lot zoned RF3, making it an excellent opportunity for investors or builders looking to take advantage of the zoning flexibility. The property also includes a double detached garage, adding both convenience and value. Inside, the home is being sold as is, where is, offering a blank slate for those with vision. Notable updates include a newer furnace (2022), providing a solid start for future improvements. Located close to schools, shopping, transit, and major routes, this property offers both convenience and long-term potential. Whether you're looking to renovate, rebuild, or redevelop, this is a rare opportunity in an increasingly desirable area. Donâ€™t miss your chance to unlock the potential of this well-located property!

Built in 1949

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4441506 |
| Price | \$254,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 1,071 |
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------|
| Address | 12610 69st |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 0G8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 37 |

Zoning

Zone 02

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Listing information last updated on July 17th, 2025 at 6:48pm MDT