

\$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 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.

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	8
Zoning	Zone 06

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 October 9th, 2025 at 3:32am MDT