

## \$239,900 - 12610 69st, Edmonton

MLS® #E4441506

**\$239,900**

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. Don't miss your chance to unlock the potential of this well-located property!

Built in 1949

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441506  |
| Price     | \$239,900 |
| 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 | 53              |

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 August 2nd, 2025 at 8:32am MDT