

## \$269,400 - 12610 69st, Edmonton

MLS® #E4441506

**\$269,400**

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	\$269,400
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	14

## 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 June 24th, 2025 at 12:32pm MDT