

\$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
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Interior

Heating	Natural Gas
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Exterior

Exterior Features	Fenced, Park/Reserve, Playground Nearby, Schools
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Additional Information

Date Listed	October 1st, 2025
Days on Market	35
Zoning	Zone 06

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Listing information last updated on November 4th, 2025 at 8:32pm MST