

## \$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 m<sup>2</sup> (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 33  
Zoning Zone 06

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Listing information last updated on November 3rd, 2025 at 10:47am MST