

\$140,000 - 12005 69 Street, Edmonton

MLS® #E4460328

\$140,000

1 Bedroom, 1.00 Bathroom, 870 sqft

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.

Built in 1946

Essential Information

MLS® #	E4460328
Price	\$140,000
Lease Rate	\$10
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	870



Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
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

Amenities	Infill Property
Parking	Single Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	Zone 06

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