

Courtesy Of Corey M LeBlanc Of RE/MAX Elite

\$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. Don'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	7

Zoning

Zone 02

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Listing information last updated on June 17th, 2025 at 12:02pm MDT