

\$139,900 - 12016 67 Street, Edmonton

MLS® #E4459892

\$139,900

2 Bedroom, 1.00 Bathroom, 733 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

ATTENTION INVESTORS AND BUILDERS. 49.6 Foot Wide 127 Feet Deep. Lot 6 and half of lot 5. SELLING AS LAND VALUE ONLY. OLDER BUNGALOW AND GARAGE ON SITE. 15.10 x 38.71 m = 584.521 sq m 49.64 x 127 ft = 6,304 sq ft. Opportunity to owner and build in terrific location close to School, Russ Barns Skating Rink, Northlands Coliseum, Easy Downtown Edmonton Access, Edmonton Expo Center, Parks, and So Much More. Just off Wayne Gretzky Ave, Highway 16 Yellow head all providing easy access to everywhere in the city. About 7 Blocks North of River valley North of Highlands Golf Course. Easy access to Concordia University. Close to Public Transportation! Terrific location for rental property and investment. Gentrification potential all happening in Edmonton area and provides terrific upside with large land size. ZONE: 2.10 RS - Small Scale Residential Zone. Welcome Home to Montrose Edmonton!

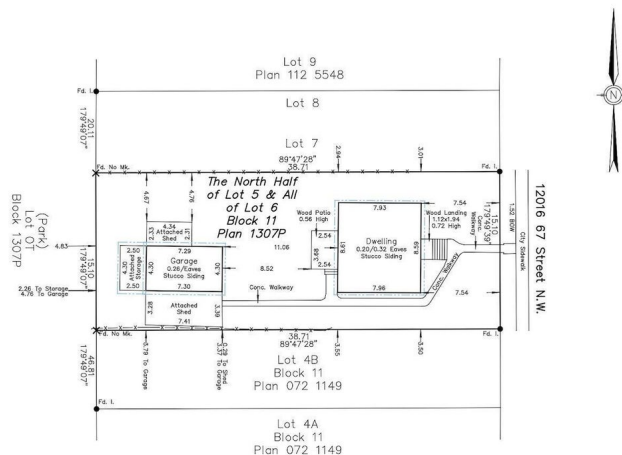
Built in 1952

Essential Information

MLS® #	E4459892
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Square Footage	733
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12016 67 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1M5

Amenities

Amenities	See Remarks
Parking	See Remarks

Interior

Appliances	See Remarks
Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, See Remarks
Exterior Features	See Remarks
Roof	See Remarks
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 27th, 2025
Days on Market	1
Zoning	Zone 06

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Listing information last updated on September 28th, 2025 at 3:17pm MDT