

# \$249,999 - 12917 66 Street, Edmonton

MLS® #E4435969

**\$249,999**

3 Bedroom, 1.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

INVESTOR ALERT! This is your chance to secure a prime redevelopment opportunity in a growing area with RA8 zoning (Apartment Zoning) – ideal for future multi-family development. Situated on a 33 ft x 132 ft lot, this property is being sold at land value, making it a perfect buy-and-hold opportunity. Currently occupied by long-term tenants, you can earn income while planning your next build. An oversized single garage adds additional value and utility. Located steps from public transportation, close to schools, and minutes from Londonderry Mall, Clareview, and the Commonwealth Rec Centre. This property offers convenience, strong future potential, and a strategic location for your next investment. Don’t miss out!

Built in 1957

## Essential Information

MLS® #	E4435969
Price	\$249,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,442
Acres	0.00
Year Built	1957



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12917 66 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0A6

### **Amenities**

Amenities	See Remarks
Parking	Over Sized

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belvedere School
Middle	Balwin School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	May 12th, 2025
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Days on Market 36

Zoning Zone 02

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