

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

MLS® #E4435969

**\$249,999**

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

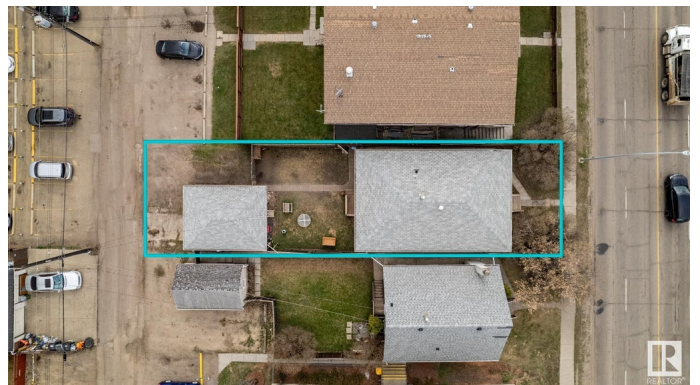
Belvedere, Edmonton, AB

**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 |
|-------------|----------------|

Days on Market 37

Zoning Zone 02

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Listing information last updated on June 18th, 2025 at 1:17pm MDT