

## \$179,910 - 12206 63 Street, Edmonton

---

MLS® #E4408252

**\$179,910**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great opportunity to own a 32.81' x 123' east facing lot to get your home build from a builder of your choice. Buyers can get house built based upon their budget and requirements. The lot is sitting on a closed loop and close to a new school and all the amenities.

### Essential Information

MLS® #	E4408252
Price	\$179,910
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	12206 63 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4G8

### Exterior

Exterior Features Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools,



## Shopping Nearby

### Additional Information

Date Listed September 26th, 2024

Days on Market 204

Zoning Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 5:32pm MDT