

## \$220,000 - 12811 71 Street, Edmonton

MLS® #E4464182

**\$220,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

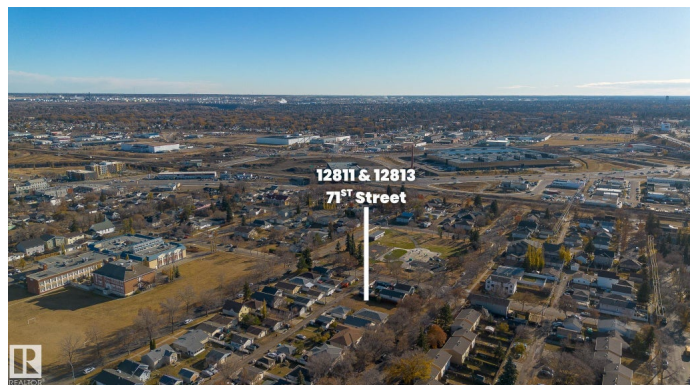
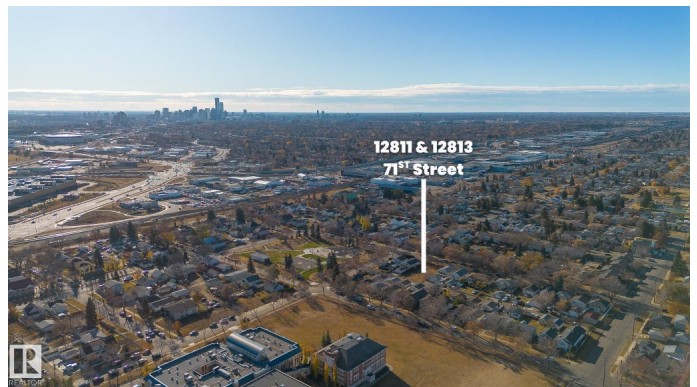
Fantastic opportunity for developers, builders, or investors. This 33' x 130' wide rectangular lot is ideally located mid-block in the up-and-coming community of Balwin. Property is located right next to Zoie Gardenir Playground and within walking distance to schools, playgrounds, public transit and Balwin Community Hall. Easy access to Yellowhead Trail and major amenities along Fort Road and Manning Drive. Lot is zoned as RS - Small Scale Residential which includes multiple infill options!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4464182        |
| Price     | \$220,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12811 71 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5C 0M3 |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby |
|-------------------|-------------------------------------------------------------------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 02            |

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Listing information last updated on November 18th, 2025 at 2:47am MST