

# \$569,900 - 12904 62 Avenue, Edmonton

MLS® #E4425811

**\$569,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton,  
AB

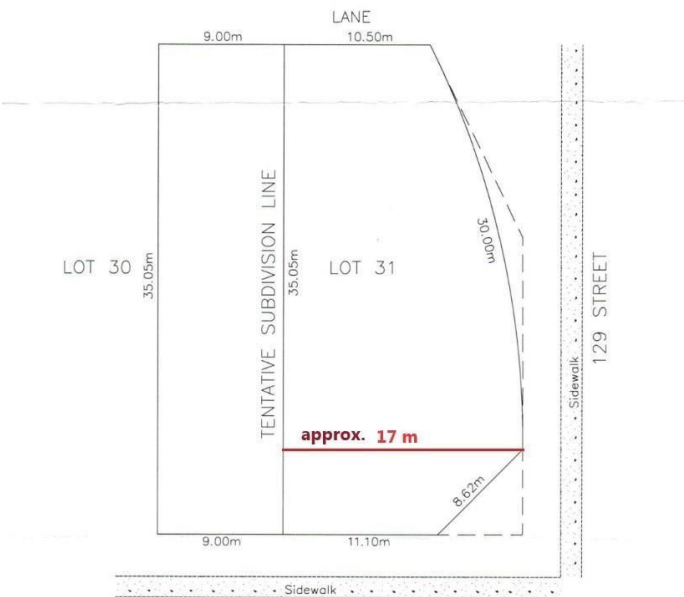
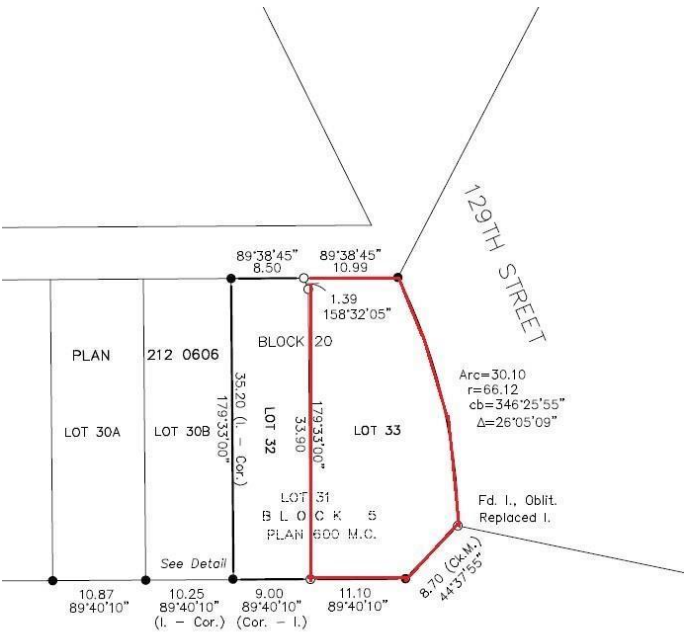
Fantastic building opportunity in highly sought-after GRANDVIEW HEIGHTS! This 5600+ sqft vacant CORNER lot is located right across UofA farm with no obstruction at front. It's roughly 17m or 55' building pocket, allowing for a great new build. The corner location offers tremendous design potential for your dream home. Site is ready to build with existing Storm, water main & sanitary connection. Walking distance to top ranked Grandview Heights School.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4425811        |
| Price     | \$569,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 12904 62 Avenue              |
| Area        | Edmonton                     |
| Subdivision | Grandview Heights (Edmonton) |
| City        | Edmonton                     |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6H 3X8 |

**Exterior**

Exterior Features    Corner Lot, Public Transportation, Schools

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Grandview Heights School |
| Middle     | Grandview Heights School |
| High       | Strathcona High School   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 15          |

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Listing information last updated on April 19th, 2025 at 10:17am MDT