

\$460,000 - 9316 69 Avenue, Edmonton

MLS® #E4463983

\$460,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Discover the perfect canvas for your next project with this 49.5' x 110' lot located in the highly sought-after Hazeldean community. Nestled on a quiet street and just steps from the ravine, this property offers the ideal balance of natural beauty and urban convenience. Surrounded by mature trees and modern infill homes, this lot presents endless possibilities—build your dream home, develop a duplex, or explore other investment options. Enjoy quick access to walking trails, schools, parks, and local amenities, all while being just minutes from Whyte Avenue, Mill Creek Ravine, and downtown.



Essential Information

MLS® #	E4463983
Price	\$460,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	9316 69 Avenue
Area	Edmonton
Subdivision	Hazeldean

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0R9

Amenities

Parking	Double Garage Detached
---------	------------------------

Exterior

Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Paved Lane, Playground Nearby
-------------------	--

Additional Information

Date Listed	October 30th, 2025
-------------	--------------------

Days on Market	19
----------------	----

Zoning	Zone 17
--------	---------

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 November 18th, 2025 at 3:47pm MST