

# \$279,000 - 12219 45 Street, Edmonton

MLS® #E4463423

**\$279,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to the up and coming neighborhood of Bergman. This 55' X 124' lot along a quiet tree lined street is ready to go for future development. Conveniently located to Concordia University, Yellowhead and all your shopping needs.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4463423        |
| Price     | \$279,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12219 45 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2V2         |

## Exterior

Exterior Features    See Remarks

**Additional Information**

Date Listed           October 23rd, 2025  
Days on Market      5  
Zoning                Zone 23

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 October 28th, 2025 at 6:17pm MDT