

## \$314,100 - 12033 69 Street, Edmonton

MLS® #E4434998

**\$314,100**

3 Bedroom, 2.50 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This stylish front/back half duplex in Montrose offers smart design and impressive space. With 3 bedrooms, 2.5 baths, and an unfinished basement, it's a perfect fit for first-time buyers or investors. The main floor is bright and open, with fantastic natural light pouring into the living and dining areas. The oversized kitchen is rare for a home of this footprint, offering ample cabinet space, great prep areas, and room to host. Upstairs features a spacious primary suite with a large ensuite, two additional bedrooms, a second full bath, and convenient upstairs laundry. The bathrooms throughout the home are notably roomy, adding a sense of comfort and livability (Don't forget the A/C for those hot Edmonton summers!!). The front yard is beautifully landscaped, adding curb appeal and welcoming charm, while a single detached garage offers secure parking and storage. All of this located in the character-rich Montrose community with easy access to schools, parks, transit, and major routes.

Built in 2014

### Essential Information

MLS® # E4434998

Price \$314,100

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12033 69 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1S7

### Amenities

Amenities	On Street Parking, Air Conditioner, Front Porch, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Low Maintenance Landscape, Park/Reserve, Playground Nearby, View Downtown
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	3
Zoning	Zone 06

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