

## **\$350,000 - 12131 65 Street, Edmonton**

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MLS® #E4458029

### **\$350,000**

3 Bedroom, 2.00 Bathroom, 819 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to Montrose! This beautifully renovated, fully developed raised bungalow is an absolute gem! Featuring 2 bedrooms upstairs & 1 more down, this home has been updated from top to bottom with comfort, style, and efficiency in mind. Enjoy peace of mind with newer upgrades including an energy-efficient furnace, central A/C, hot water tank, shingles, fresh exterior paint, triple-pane windows. Step inside to a bright & open interior with modern touches everywhere—laminated flooring throughout, quartz countertops, high-end appliances, soft-close cabinetry, garbage disposal, touchless faucet, and sleek under-cabinet + pot lighting. Your spacious primary bedroom boasts an oversized closet with organizers, while the fully finished basement offers a cozy rec room, stylish bathroom with walk-in shower, a third bedroom & plenty of storage. Outside, relax on your back deck, w/Weber gas BBQ that's overlooking the fully fenced yard. Plus, you'll love the convenience of back lane access to your double detached garage

Built in 1958

### **Essential Information**

MLS® # E4458029

Price \$350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 819                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12131 65 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4L6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 2                                                        |
| Has Basement | Yes                                                      |
| Basement     | Full, Finished                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stucco, Vinyl          |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco, Vinyl          |
| Foundation        | Concrete Perimeter           |

### Additional Information



|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 16th, 2025 |
| Days on Market  | 1                    |
| Zoning          | Zone 06              |
| RE / Bank Owned | Yes                  |

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