

\$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	4
Zoning	Zone 06

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