# \$419,900 - 12051 69 Street, Edmonton

MLS® #E4427234

### \$419.900

6 Bedroom, 2.00 Bathroom, 1,137 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this perfect raised bungalow located in the neighbourhood of Montrose in Edmonton. This unique property features not one, but two legal suites that make for the perfect cash flow home or a multigenerational living situation. Each unit has separate laundry and power meter. With a total of 3+3 bedrooms and 2 full baths, this house offers plenty of space for a large family or potential rental income. The interior is updated with no carpet throughout, newer floors, and a freshly painted interior that is flooded with sunlight. The recently installed roof (2017) and furnace (2020) provide peace of mind to any buyer looking for a move-in ready home. Outside, you'll find a double insulated garage for all your storage needs. Fence has been done beautifully on the south side and the backyard has a concrete pad with artificial grass for low maintenance landscaping. Located on a no-drive-through street. Whether you live on the main floor or rent it out; this well maintained home is a great investment!

Built in 1957

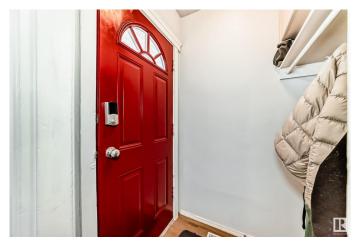
#### **Essential Information**

MLS® # E4427234 Price \$419,900

Bedrooms 6







Bathrooms 2.00 Full Baths 2

Square Footage 1,137

Acres 0.00 Year Built 1957

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 12051 69 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 1S7

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Storage Shed, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 24th, 2025

Days on Market 24

Zoning Zone 06

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 April 17th, 2025 at 12:47am MDT