

\$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.

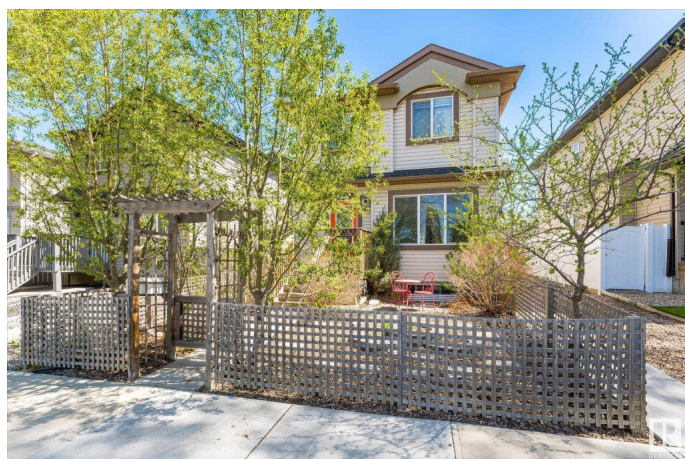
Built in 2014

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 | 7 |
| Zoning | Zone 06 |

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Listing information last updated on May 14th, 2025 at 3:32pm MDT