

## \$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.

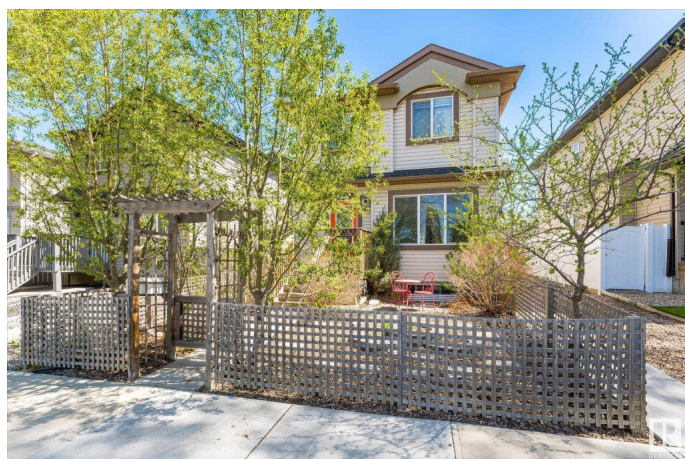
Built in 2014

### 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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Listing information last updated on May 10th, 2025 at 2:17am MDT