

## **\$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 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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