

Courtesy Of Vanessa N Landry Of Initia Real Estate

## \$425,000 - 12051 69 Street, Edmonton

MLS® #E4427234

**\$425,000**

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	\$425,000
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 11

Zoning Zone 06

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