

## \$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 Suite    | Yes  |
| 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 34

Zoning Zone 06

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