

## **\$329,500 - 12131 65 Street, Edmonton**

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MLS® #E4458029

### **\$329,500**

3 Bedroom, 2.00 Bathroom, 819 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

**NEW PRICE!!** Welcome to Montrose! This fully developed raised bungalow is an absolute gem! Featuring 2 bedrooms upstairs & 1 more down, this home has everything a family might need with efficiency in mind. Enjoy peace of mind with an energy-efficient furnace, central A/C, hot water tank, triple-pane windows. Step inside to a bright & open interior with modern touches everywhere—laminated flooring throughout, quartz countertops, high-end kitchen appliances, soft-close cabinetry, touchless faucet, and sleek under-cabinet pot lighting. Your 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, that's 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	\$329,500
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 66



Zoning                      Zone 06  
RE / Bank Owned   Yes

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