\$242,000 - 12052 69 Street, Edmonton

MLS® #E4447262

\$242,000

2 Bedroom, 1.50 Bathroom, 701 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Brimming with character on a private corner lot! This charming home features original hardwood floors, warm wood cabinetry, retro red countertops with aluminum edging, and classic checkered linoleum for timeless appeal. Most of the windows, and all of the basement windows, have been replaced approx 6 years ago. Original wood trim throughout the house, coved moldings, textured ceiling, and a ornamental mantel in the living room. The basement offers a separate entry, second kitchenette, 2 piece bathroom fully tiled with drain, and has recently been re-insulated, drywalled, and taped, ready for finishing. A vintage gravity furnace providing quiet, reliable, and even heat. The oversized heated double garage with a service pit is a stand out. Outside, enjoy a raised garden bed, storage shed, and crab apple tree. Only one neighbor, close to the park, LRT, Gretzky Drive, and Yellowhead for easy commuting.

Built in 1951

Essential Information

MLS® # E4447262 Price \$242,000

Bedrooms 2
Bathrooms 1.50







Full Baths 1

Half Baths 1

Square Footage 701

Acres 0.00

Year Built 1951

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 12052 69 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 1S6

Amenities

Amenities Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop

Parking Spaces 5

Parking Double Garage Detached, Heated, Over Sized

Interior

Appliances Dryer, Stove-Electric, Washer, Refrigerators-Two

Heating Gravity, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Stucco

Exterior Features Corner Lot, Fenced, Picnic Area, Playground Nearby, Schools, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Virginia Park School

Middle Highlands School

High Eastglen School

Additional Information

Date Listed July 11th, 2025

Days on Market 16

Zoning Zone 06

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