

## **\$474,900 - 12029 69 Street, Edmonton**

MLS® #E4448592

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

SOPHISTICATED SPACE on a QUIET STREET. This TASTEFUL 2-STOREY HOME with 4 BEDROOMS + 3.5 BATHS unwittingly brags of over 2,000 SQFT of thoughtful living space and is nestled on an END STREET, BACKING ONTO A PARK. Through the AMPLE ENTRY HALL, and crowned by 9 FT CEILINGS the NATURAL GAS FIREPLACE FEATURE WALL contrasts the immaculate HARDWOOD FLOORS. The kitchen boasts RICH-TONED CABINETRY wrapping around an EAT-IN ISLAND while overlooking an ENTERTAINERS YARD with SPRAWLING TERRACED DECK and built-in PATIO UMBRELLA. Up the PLUSH CARPETED stairs, unwind in the GENEROUS primary suite with ARCHED ENTRY to a WALK-IN CLOSET, STAND-UP SHOWER, SOAKER TUB and WATER-CLOSET. The FINISHED BASEMENT adds living space, bedroom, full bath and storage. BONUS FEATURES include low maintenance LANDSCAPING, central A/C, RV PARK, front PORCH, garden SHED, and built-in shelving (garage, basement bedroom, back entry & primary bedroom). Near the RIVER VALLEY, GOLF COURSE, LRT, CONCORDIA UNIVERSITY, and just minutes to DOWNTOWN.

Built in 2012

### **Essential Information**



MLS® #	E4448592
Price	\$474,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,546
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12029 69 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1S7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, R.V. Storage
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 06

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