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

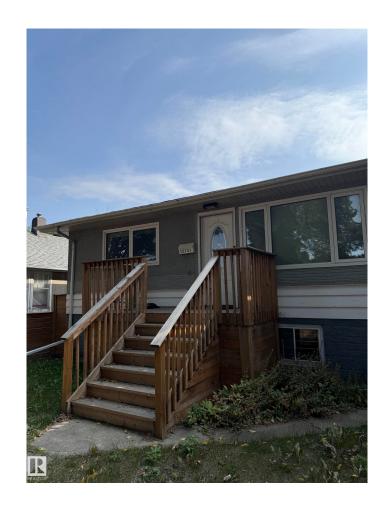
MLS® #E4458029

#### \$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 everywhereâ€"laminate 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, thats 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, Refrigerato

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 46





