# \$350,000 - 12131 65 Street, Edmonton

MLS® #E4458029

### \$350,000

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

Montrose (Edmonton), Edmonton, AB

Welcome to Montrose! This beautifully renovated, fully developed raised bungalow is an absolute gem! Featuring 2 bedrooms upstairs & 1 more down, this home has been updated from top to bottom with comfort, style, and efficiency in mind. Enjoy peace of mind with newer upgrades including an energy-efficient furnace, central A/C, hot water tank, shingles, fresh exterior paint, triple-pane windows. Step inside to a bright & open interior with modern touches everywhereâ€"laminate flooring throughout, quartz countertops, high-end appliances, soft-close cabinetry, garburator, touchless faucet, and sleek under-cabinet + pot lighting. Your spacious 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, w/Weber gas BBQ thats overlooking the fully fenced yard. Plus, you'II love the convenience of back lane access to your double detached garage



Built in 1958

### **Essential Information**

MLS® # E4458029 Price \$350,000 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

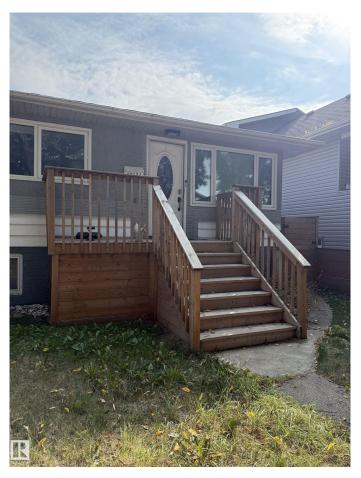
Exterior Features Back Lane, Fenced, Flat Site

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**





Date Listed September 16th, 2025

Days on Market

Zoning

Zone 06

RE / Bank Owned Yes

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