

## \$250,000 - 12007 69 Street, Edmonton

MLS® #E4465795

**\$250,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Discover a fantastic opportunity in the heart of Montrose! This charming 973 sq ft home has been lovingly cared for by a long-time owner who took great pride in every detail. Ripe with potential, it's ready for a new owner to refresh and make it shine again. Inside, you'll find a surprisingly spacious layout featuring a huge primary bedroom that offers comfort and flexibility, plus an impressively sized second bedroom that works beautifully for family, guests, or a dedicated workspace. The bright living areas provide a warm and welcoming feel, making it easy to envision your personal touches throughout. Outside, the large backyard offers endless possibilities—gardening, play space, or future development—while the double detached garage adds convenience and extra storage. Whether you're a first-time buyer, investor, or someone looking for a rewarding project, this Montrose gem is full of promise and perfectly positioned for its next chapter. Recent updates include Shingles, HWT and Furnace!

Built in 1955

### Essential Information

MLS® # E4465795

Price \$250,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 973                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12007 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S7             |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### **Interior**

|              |                                                      |
|--------------|------------------------------------------------------|
| Appliances   | Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                            |
| Stories      | 1                                                    |
| Has Basement | Yes                                                  |
| Basement     | Full, Partially Finished                             |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Flat Site, No Through Road |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### **Additional Information**

Date Listed November 14th, 2025

Zoning Zone 06

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