

\$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



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|----------------|------------------------|
| 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

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|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 06 |

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Listing information last updated on July 19th, 2025 at 9:47pm MDT