

## \$242,000 - 12052 69 Street, Edmonton

MLS® #E4447262

**\$242,000**

2 Bedroom, 1.50 Bathroom, 701 sqft

Single Family on 0.00 Acres

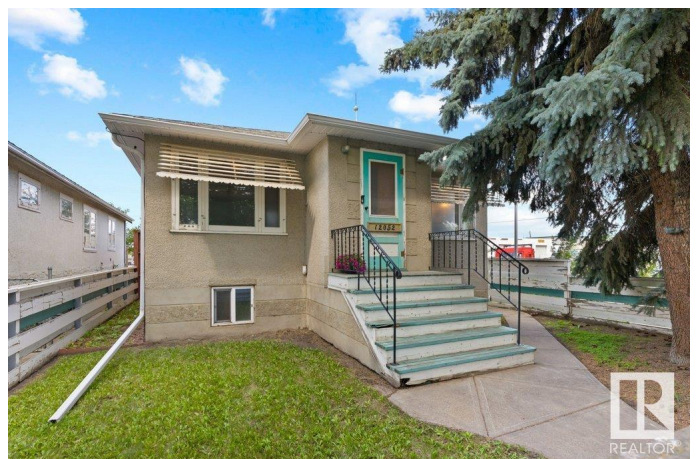
Montrose (Edmonton), Edmonton, AB

Brimming with character on a private corner lot! This charming home features original hardwood floors, warm wood cabinetry, retro red countertops with aluminum edging, and classic checkered linoleum for timeless appeal. Most of the windows, and all of the basement windows, have been replaced approx 6 years ago. Original wood trim throughout the house, coved moldings, textured ceiling, and a ornamental mantel in the living room. The basement offers a separate entry, second kitchenette, 2 piece bathroom fully tiled with drain, and has recently been re-insulated, drywalled, and taped, ready for finishing. A vintage gravity furnace providing quiet, reliable, and even heat. The oversized heated double garage with a service pit is a stand out. Outside, enjoy a raised garden bed, storage shed, and crab apple tree. Only one neighbor, close to the park, LRT, Gretzky Drive, and Yellowhead for easy commuting.

Built in 1951

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447262  |
| Price     | \$242,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 701                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12052 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S6             |

### **Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop |
| Parking Spaces | 5                                                              |
| Parking        | Double Garage Detached, Heated, Over Sized                     |

### **Interior**

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Gravity, Natural Gas                             |
| Stories      | 2                                                |
| Has Suite    | Yes                                              |
| Has Basement | Yes                                              |
| Basement     | Full, Partially Finished                         |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                             |
| Exterior Features | Corner Lot, Fenced, Picnic Area, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stucco                                                             |
| Foundation        | Concrete Perimeter                                                       |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Virginia Park School |
| Middle     | Highlands School     |
| High       | Eastglen School      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 06         |

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Listing information last updated on August 3rd, 2025 at 12:02pm MDT