

## \$474,900 - 12029 69 Street, Edmonton

MLS® #E4448592

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

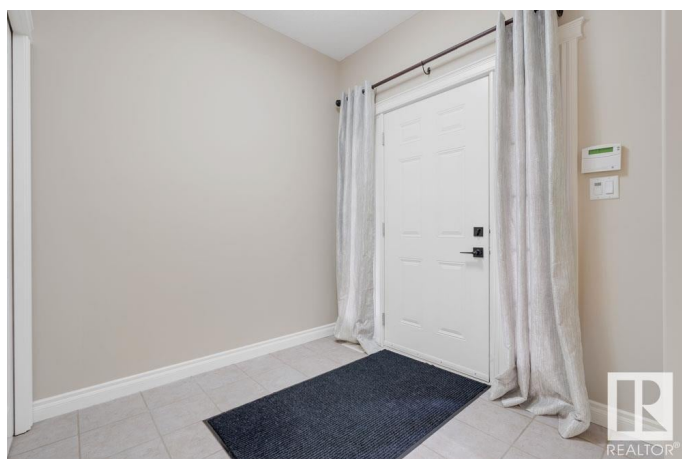
Montrose (Edmonton), Edmonton, AB

**HIDDEN GEM!** - Near the RIVER VALLEY, HIGHLANDS GOLF COURSE, and 15 minutes from the ICE DISTRICT, unwind in this pristine 4 BED + 3.5 BATH, 2-STOREY refuge with over 2,000 SQFT of thoughtful living. The ample entry hall + 9 FT CEILINGS open to immaculate HARDWOOD floors centered by a FIREPLACE FEATURE WALL. The kitchen boasts RICH-TONED cabinetry wrapping around an EAT-IN ISLAND, overlooking a sprawling TERRACED DECK. The generous primary bedroom includes a WALK-IN CLOSET and ensuite with SOAKER TUB and WATER-CLOSET. The bright + modern FINISHED BASEMENT adds extra living space, bedroom, full bath and storage. LOW MAINT landscaping, central A/C, front PORCH + garden SHED are added bonuses for any busy family.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| 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**

Date Listed                      July 18th, 2025

Days on Market                35

Zoning                            Zone 06

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Listing information last updated on August 22nd, 2025 at 6:47am MDT