

## \$329,500 - 12131 65 Street, Edmonton

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MLS® #E4458029

**\$329,500**

3 Bedroom, 2.00 Bathroom, 819 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

NEW PRICE!! Welcome to Montrose! This fully developed raised bungalow is an absolute gem! Featuring 2 bedrooms upstairs & 1 more down, this home has everything a family might need with efficiency in mind. Enjoy peace of mind with an energy-efficient furnace, central A/C, hot water tank, triple-pane windows. Step inside to a bright & open interior with modern touches everywhere—laminated flooring throughout, quartz countertops, high-end kitchen appliances, soft-close cabinetry, touchless faucet, and sleek under-cabinet pot lighting. Your 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, that's overlooking the fully fenced yard. Plus, you'll love the convenience of back lane access to your double detached garage.

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458029  |
| Price      | \$329,500 |
| 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, Refrigerator |
| 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 | 41                   |



Zoning                      Zone 06  
RE / Bank Owned   Yes

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Listing information last updated on October 27th, 2025 at 4:17pm MDT