

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

MLS® #E4447262

**\$242,000**

2 Bedroom, 1.50 Bathroom, 701 sqft

Single Family on 0.00 Acres

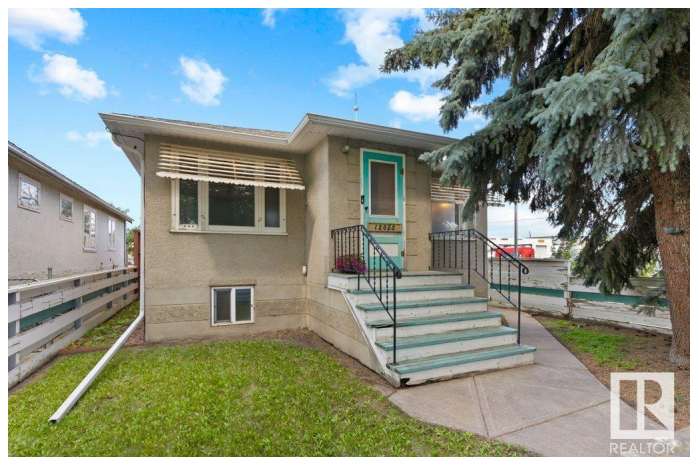
Montrose (Edmonton), Edmonton, AB

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	1
Zoning	Zone 06

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Listing information last updated on July 12th, 2025 at 2:02am MDT