

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

MLS® #E4448592

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

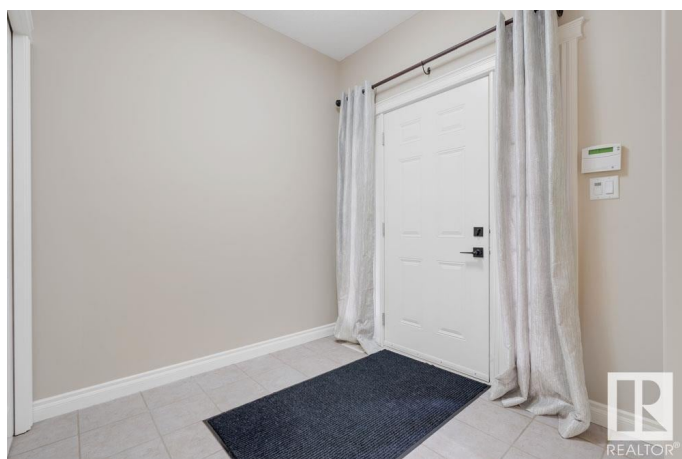
Montrose (Edmonton), Edmonton, AB

END-STREET RETREAT - 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                11

Zoning                            Zone 06

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Listing information last updated on July 28th, 2025 at 10:47pm MDT