

## \$419,900 - 12027 69 Street, Edmonton

MLS® #E4444415

**\$419,900**

4 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

**\*\*Fully renovated Investment Home in Montrose, Edmonton!\*\*** Discover the perfect blend of comfort and investment potential with this beautifully renovated raised bungalow nestled on a tranquil no-exit street in the heart of Edmonton. This charming property is just steps away from parks, providing an ideal setting for families and outdoor enthusiasts alike. Step inside to find a thoughtfully designed layout featuring 2 beds + 2 beds & 2 full baths, making it a versatile home that suits both living and investing goals. With not one, but two fully equipped kitchens & separate entrance this home offers flexibility, perfect for multigenerational living. Recent modern renovations elevate the home's appeal, while brand new electrical and plumbing installations ensure peace of mind for years to come. Outside, you'll find a refreshed exterior accented by a newly installed garage door, enhancing curb appeal while ensuring you have convenient parking options. Large lot and double detached garage complete this home.

Built in 1955

### Essential Information

MLS® # E4444415

Price \$419,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 787                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12027 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Fireplace    | Yes                                                                                       |
| Fireplaces   | Mantel                                                                                    |
| Stories      | 2                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Fenced, Playground Nearby, Public Transportation |
| Roof              | Metal                                            |
| Construction      | Wood, Vinyl                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 25th, 2025  
Days on Market                54  
Zoning                              Zone 06

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