

## **\$389,000 - 12130 65 Street, Edmonton**

MLS® #E4427823

**\$389,000**

5 Bedroom, 3.00 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this Upgraded F/Finished 2Storey, 5Bdrm, 3Full Baths Character Home w/well over 2250Sq.Ft. of Living Space w/an OVERSIZED 36x17 QUAD DETACHED HEATED GARAGE on a 6085+Sq.Ft Lot in the community of MONTROSE w/a 1-BEDROOM ADDITIONAL LIVING SPACE in the basement! The main floor has HARDWOOD FLOORING in the Living Room & Dining Room, along w/a Beautiful Upgraded Kitchen with 5-S/S Appliances, a Raised Eating Counter & Plenty of Oak Pantry Cabinets too. There is a main floor Primary Bdrm & 2nd Bdrm along w/a full 4pc Bath. The upper floor has 2 Large Bdrms with plenty of storage & a Full 4pc Bath. The F/F Basement has ENGINEERED HARDWOOD throughout w/a lg Family Room, Separate Dining Room, a Full Kitchen with 5-Appliances, a Lg Bdrm & Full 4pc BATH! H.E. Furnace, HWT & Laundry Room w/an added sump pump for piece of mind. The Large Backyard has a Lg Deck, 220 Hookup for a Hot Tub, Gas BBQ Hookup, a Firepit, And A HUGE GATED RV PARKING + Oversized QUAD GARAGE for all your toys! A must see property...

Built in 1949

### **Essential Information**

MLS® #

E4427823



Price	\$389,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,561
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12130 65 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4L8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Secured Parking, Security Door, Television Connection, Vinyl Windows, Exterior Walls 2"x10", Natural Gas BBQ Hookup
Parking Spaces	12
Parking	Double Garage Detached, Heated, Quad or More Detached, Rear Drive Access, RV Parking, See Remarks

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	HIGHLANDS!
Middle	HIGHLANDS!
High	EAST GLEN!

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	22
Zoning	Zone 06

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