

\$250,000 - 12007 69 Street, Edmonton

MLS® #E4465795

\$250,000

2 Bedroom, 2.00 Bathroom, 973 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Discover a fantastic opportunity in the heart of Montrose! This charming 973 sq ft home has been lovingly cared for by a long-time owner who took great pride in every detail. Ripe with potential, it's ready for a new owner to refresh and make it shine again. Inside, you'll find a surprisingly spacious layout featuring a huge primary bedroom that offers comfort and flexibility, plus an impressively sized second bedroom that works beautifully for family, guests, or a dedicated workspace. The bright living areas provide a warm and welcoming feel, making it easy to envision your personal touches throughout. Outside, the large backyard offers endless possibilities—gardening, play space, or future development—while the double detached garage adds convenience and extra storage. Whether you're a first-time buyer, investor, or someone looking for a rewarding project, this Montrose gem is full of promise and perfectly positioned for its next chapter. Recent updates include Shingles, HWT and Furnace!

Built in 1955

Essential Information

MLS® # E4465795

Price \$250,000



Lease Rate	\$10
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12007 69 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1S7

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Flat Site, No Through Road
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed November 14th, 2025

Zoning Zone 06

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