

\$329,500 - 12131 65 Street, Edmonton

MLS® #E4458029

\$329,500

3 Bedroom, 2.00 Bathroom, 819 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

NEW PRICE!! Welcome to Montrose! This fully developed raised bungalow is an absolute gem! Featuring 2 bedrooms upstairs & 1 more down, this home has everything a family might need with efficiency in mind. Enjoy peace of mind with an energy-efficient furnace, central A/C, hot water tank, triple-pane windows. Step inside to a bright & open interior with modern touches everywhere—laminated flooring throughout, quartz countertops, high-end kitchen appliances, soft-close cabinetry, touchless faucet, and sleek under-cabinet pot lighting. Your primary bedroom boasts an oversized closet with organizers, while the fully finished basement offers a cozy rec room, stylish bathroom with walk-in shower, a third bedroom & plenty of storage. Outside, relax on your back deck, that's overlooking the fully fenced yard. Plus, you™ll love the convenience of back lane access to your double detached garage.

Built in 1958

Essential Information

MLS® #	E4458029
Price	\$329,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	819
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12131 65 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4L6

Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 16th, 2025
Days on Market	50



Zoning Zone 06
RE / Bank Owned Yes

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 8:47am MST