

## \$449,000 - 12126 65 Street, Edmonton

MLS® #E4463523

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This is a stunning half-duplex with 4 Bed, 4 Full Bath with another potential extra bedroom in the basement. This home comes with all the features & upgrades one could expect for. This home features a grand entranceway / foyer; a chef's kitchen w/ an island & pantry; a great room; a bedroom & a full 4-piece bath in the main floor. Your second floor features 3 bedrooms total - including the master bedroom w/ a full 4-piece bath & another 4-piece bath. The fully finished basement is for a family room; another bedroom; another full 4-piece bathroom and a good sized storage. This home is located in the lovely old neighbourhood of Montrose. Don't miss out on the chance to own this great property for you and your family. Minutes drive to Yellowhead Trail easy access to downtown and any part of Edmonton via Anthony Hendy freeway.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463523  |
| Price          | \$449,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,324     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12126 65 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4L8             |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, See Remarks, Infill Property |
| Parking   | Over Sized, Single Garage Detached                                                             |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Stove-Electric, Washer, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 3                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 25th, 2025 |
|-------------|--------------------|

Days on Market 5

Zoning Zone 06

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Listing information last updated on October 30th, 2025 at 5:47pm MDT