# \$549,900 - 12045 65 Street, Edmonton

MLS® #E4441288

## \$549,900

5 Bedroom, 3.50 Bathroom, 1,641 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This stunning 5-bedroom plus den, 3.5-bathroom home offers exceptional value and versatility, ideal for families or investors. Located in a prime Edmonton neighborhood, the property includes a fully LEGAL 2-BEDROOM SUITE with its own private entranceâ€"perfect for rental income or extended family. The main home features spacious living areas, a functional den for a home office or guest room, and modern finishes throughout. Enjoy outdoor living in the fully fenced yard, perfect for children, pets, and entertaining. A double detached garage adds ample parking and storage. Situated within walking distance to local amenities, the home also boasts quick access to the Yellowhead Highway, NAIT, Kingsway Mall, the Royal Alexandra Hospital, and downtown Edmonton. Whether you're commuting, studying, or shopping, everything is just minutes away. This property offers comfort, convenience, and opportunity all in one address!

Built in 2022

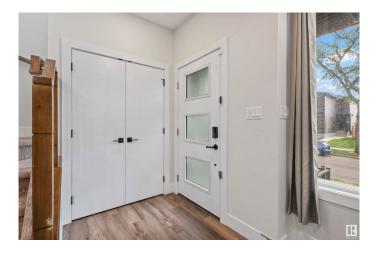
# **Essential Information**

MLS® # E4441288 Price \$549,900

Bedrooms 5







Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,641 Acres 0.00 Year Built 2022

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 12045 65 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 4L6

## **Amenities**

Amenities Detectors Smoke, No Smoking Home

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Dryer-Two, Refrigerators-Two, Washers-Two, Oven Built-In-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Golf Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding

Foundation Slab

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 7

Zoning Zone 06

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Listing information last updated on June 16th, 2025 at 3:47pm MDT