

# **\$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 youâ€™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                8

Zoning                            Zone 06

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 June 17th, 2025 at 2:17am MDT