

## \$309,649 - 12143 59 Street, Edmonton

MLS® #E4454956

**\$309,649**

3 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great gem of a family home tucked away on a tree-lined street in a quiet cul-de-sac! This charming 1.5-storey has been freshly painted throughout and offers 2 bedrooms upstairs plus a fully finished basement with an additional bedroom, family room, 3-piece bath, and spacious laundry room with wash tub. The main floor features a bright living room, newer 4-piece bath, formal dining area, and kitchen with views of the private backyard. Enjoy summer evenings on the large deck or around the fire pit. An oversized garage with ample parking completes the package. Recent updates include new windows and door, and a newer furnace (2020). With solid bones and move-in readiness, this home is just 2 blocks from Montrose playground and spray park, and walking distance to several schools, both elementary and junior high. A wonderful opportunity in a family-friendly neighbourhood!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454956  |
| Price          | \$309,649 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 916       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12143 59 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 3Y4             |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 3                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 15                |

## Zoning

## Zone 06

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Listing information last updated on September 11th, 2025 at 1:48pm MDT