

## \$534,900 - 12045 65 Street, Edmonton

MLS® #E4455606

**\$534,900**

5 Bedroom, 4.00 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 entrance—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!

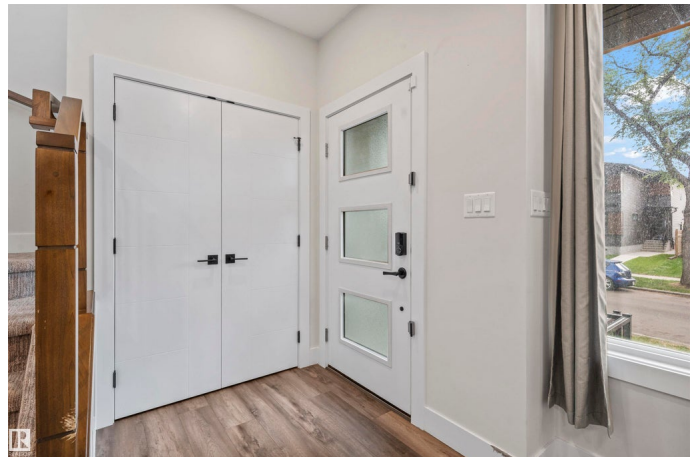
Built in 2022

### Essential Information

MLS® # E4455606

Price \$534,900

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| 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 | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| Stories           | 3                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding |
| Exterior Features | Fenced, Golf Nearby, Level Land         |
| Roof              | Asphalt Shingles                        |

|              |                                         |
|--------------|-----------------------------------------|
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation   | Slab                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 20                  |
| Zoning         | Zone 06             |

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Listing information last updated on September 22nd, 2025 at 3:17am MDT