

## \$175,000 - 12132 59 Street, Edmonton

MLS® #E4429643

**\$175,000**

2 Bedroom, 1.00 Bathroom, 540 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully Upgraded 2-Bedroom Starter Home on a Quiet, Tree-Lined Street! This charming home offers exceptional value with numerous upgrades throughout. Enjoy peace of mind with triple-pane windows, newer doors, shingles, and re-insulated walls, siding and new front and back steps. Additional blown-in attic insulation enhances energy efficiency, while new flooring and a fully renovated bathroom add style and comfort. The detached single garage is currently set up as a carpenter's workshop—perfect for hobbyists or extra storage. A solid choice for first-time buyers, investors, or downsizers looking for a move-in ready home.

Built in 1942

### Essential Information

MLS® #	E4429643
Price	\$175,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	540
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	12132 59 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3Y3

### Amenities

Amenities	On Street Parking
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	Zone 06

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