

\$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 3:02am MDT